

Simple Approach



**5A Gray Street, Perth
Perthshire PH2 0JH**

Offers over £119,999

Simple Approach are excited to bring the market this stunning two bedroom ground floor flat in a sought after area. Set within the ever popular Craigie area of Perth, this beautiful home is within walking distance of the City Centre as well as local shops, restaurants and a large supermarket- perfect for any purchaser looking to be within a conveniently located property in move-in condition. This good sized property comprises a bright lounge with a decorative fire place, a modern kitchen with access to the rear garden, two good sized bedrooms and a bathroom with shower facility over the bath. Boasting sought-after features such as gas central heating, double glazing, front and back gardens this property lends itself to a number of buyers but would perhaps be best suited to a first time buyer or purchasers needing ground floor accommodation within a sought-after location.

Living Room

Kitchen

Bathroom

Bedroom

Bedroom

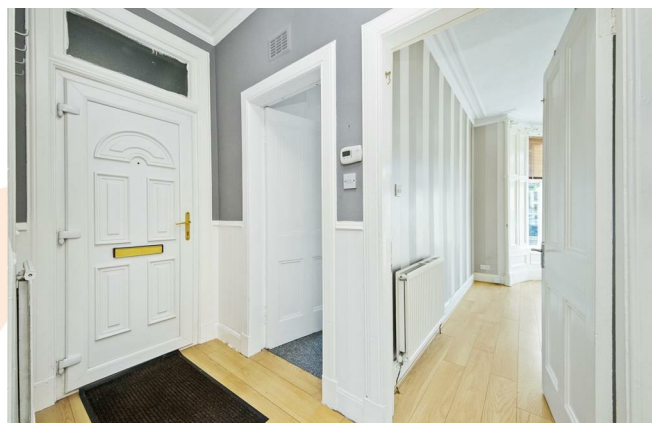
External

This property benefits from a spacious rear garden is accessed via which are mainly laid to lawn and enclosed by fencing for safety and privacy ideal for both children and pets.

Location

Craigie is a popular residential area within Perth, sought-after for its close proximity to the City Centre as well as

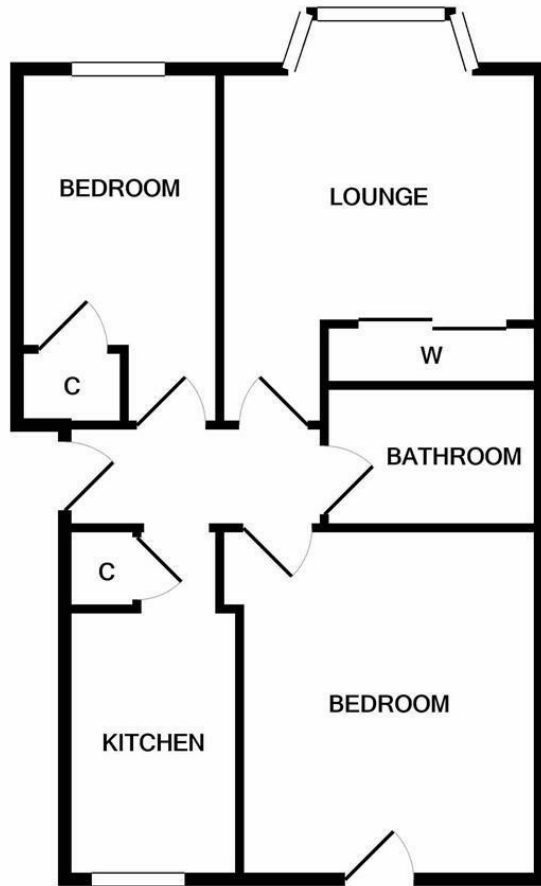
other nearby amenities such as shops, restaurants, salons, Perth Leisure Pool and two reputable Primary Schools just a short walk away. For the commuter, Perth Bus & Train Stations are both just five minutes walk away from this property's doorstep for quick links into Dundee, Edinburgh and Glasgow.





- Stunning Ground Floor Flat
- Private Rear Door to Garden Grounds
- Two Double Bedrooms (Fitted Wardrobe in Master)
- Modern Kitchen & Bathroom
- Gas Central Heating & Double Glazing
- Sought-After Residential Location





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	