

Simple Approach



Estate Agents



**21 Brora Court, Perth  
Perthshire PH1 3DQ**

**Offers over £74,950**

Simple Approach are delighted to welcome this beautifully presented ground floor flat on Brora Court to the residential market. Set in the heart of the ever desirable area of North Muirton this superb property is the ideal purchase for a wide range of buyers, including first time buyers, buy to investors and mature buyers looking for spacious and modern accommodation across one accessible floor. Boasting sought-after features such as gas central heating, UPVC double glazing and a secure entry system to the small block of only four properties, this lovely home comes to the market in excellent condition throughout having been very well maintained by the present owner. The property is ideally placed to take advantage of all the amenities close to hand such as the local shops and all further businesses and shopping found in the Inveralmond Industrial Estate all just minutes away. Viewing is absolutely essential to appreciate the overall space and superb location on offer.

#### **Lounge/ Dining Kitchen**

Inveralmond Roundabout is just a few minutes drive away for quick routes into Inverness, Edinburgh, Dundee and the Central Belt, ideal for the commuter.

#### **Bedroom**

#### **Bathroom**

#### **External**

There is plenty of residential parking readily available where needed to the front in a residential car park, as well as shared garden grounds surrounding the building which are maintained by Perth & Kinross Council. This property benefits from owning an outbuilding, ideal for external storage where needed.

#### **Location**

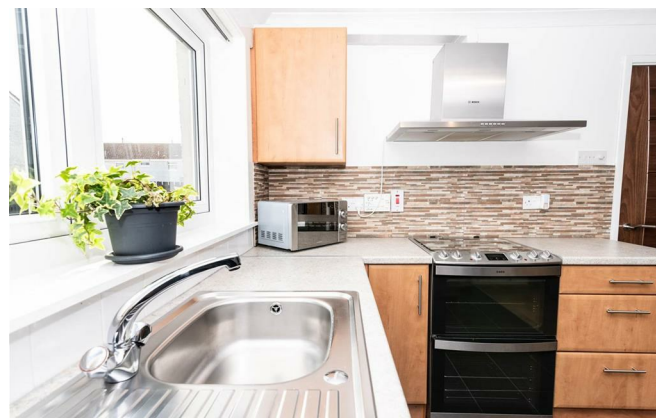
This property could not be better situated for its locality to nearby amenities such as a shop, a reputable primary school, The Grammar School and St. Johns to name just a few. There are regular bus routes nearby for quick access to and from Perth City Centre and the

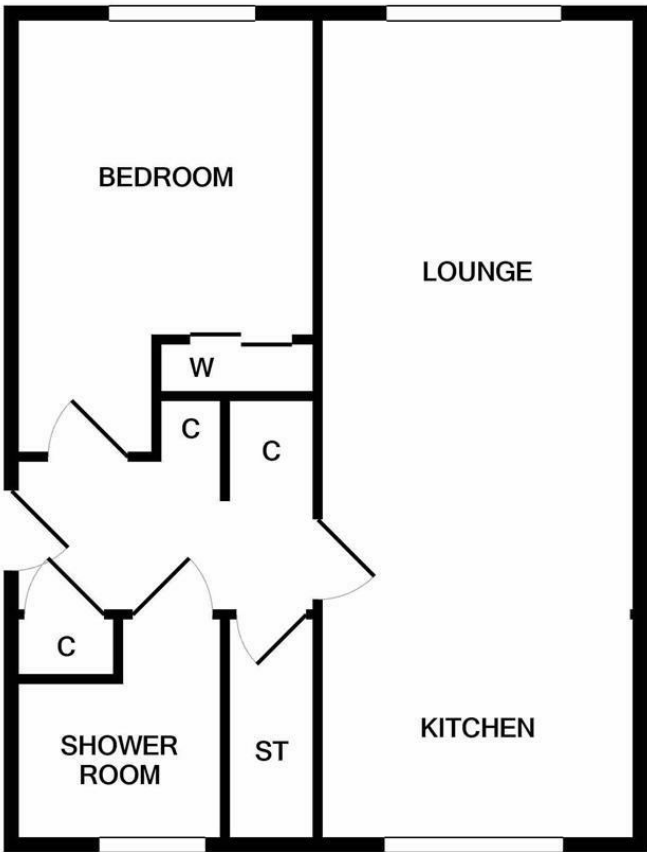






- Beautifully Presented Ground Floor Flat
- Gas Central Heating
- Double Glazing
- Secure Entry to Building
- Residential Car Parking
- Ample Fitted Storage Throughout





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  
Made with Metropix ©2020



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	76
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C	72	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Scotland		EU Directive 2002/91/EC