

Simple Approach



Estate Agents



57A, PERTH ROAD, SCONE, PH2 6JL



**57a Perth Road, Perth
Perthshire PH2 6JL**

Offers over £56,950

Simple Approach are excited to welcome this superb ground floor flat on Perth Road to the residential market. This property is the ideal purchase for any first time buyer or investor looking for a well-located home with neutral decoration and ample living space throughout. Comprising; a spacious lounge, a modern fitted kitchen with space for appliances, a wet-room style shower room and a double bedroom this property comes to the market in good condition and absolutely must be viewed to confirm the overall space on offer. Boasting sought-after features such as double glazing and a shared garden to the rear, this lovely home lends itself to a range of purchasers and is ideally placed to take advantage of local amenities such as nearby shops, supermarkets and hairdressers as well as to all further amenities found on the High Street of the City Centre all just minutes away. For the commuter, you are just a few minutes drive or bus ride to Perth Train & Bus Stations for quick links to the larger Cities of Dundee, Edinburgh, Glasgow & Inverness.

10'9" x 15'1" (3.3 x 4.6)

Kitchen

10'5" x 5'2" (3.2 x 1.6)

Master Bedroom

10'9" x 9'2" (3.3 x 2.8)

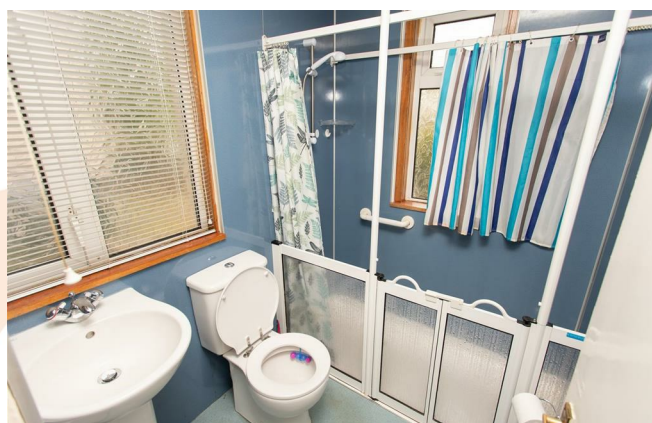
Bathroom

6'6" x 5'1" (2 x 1.56)

Location

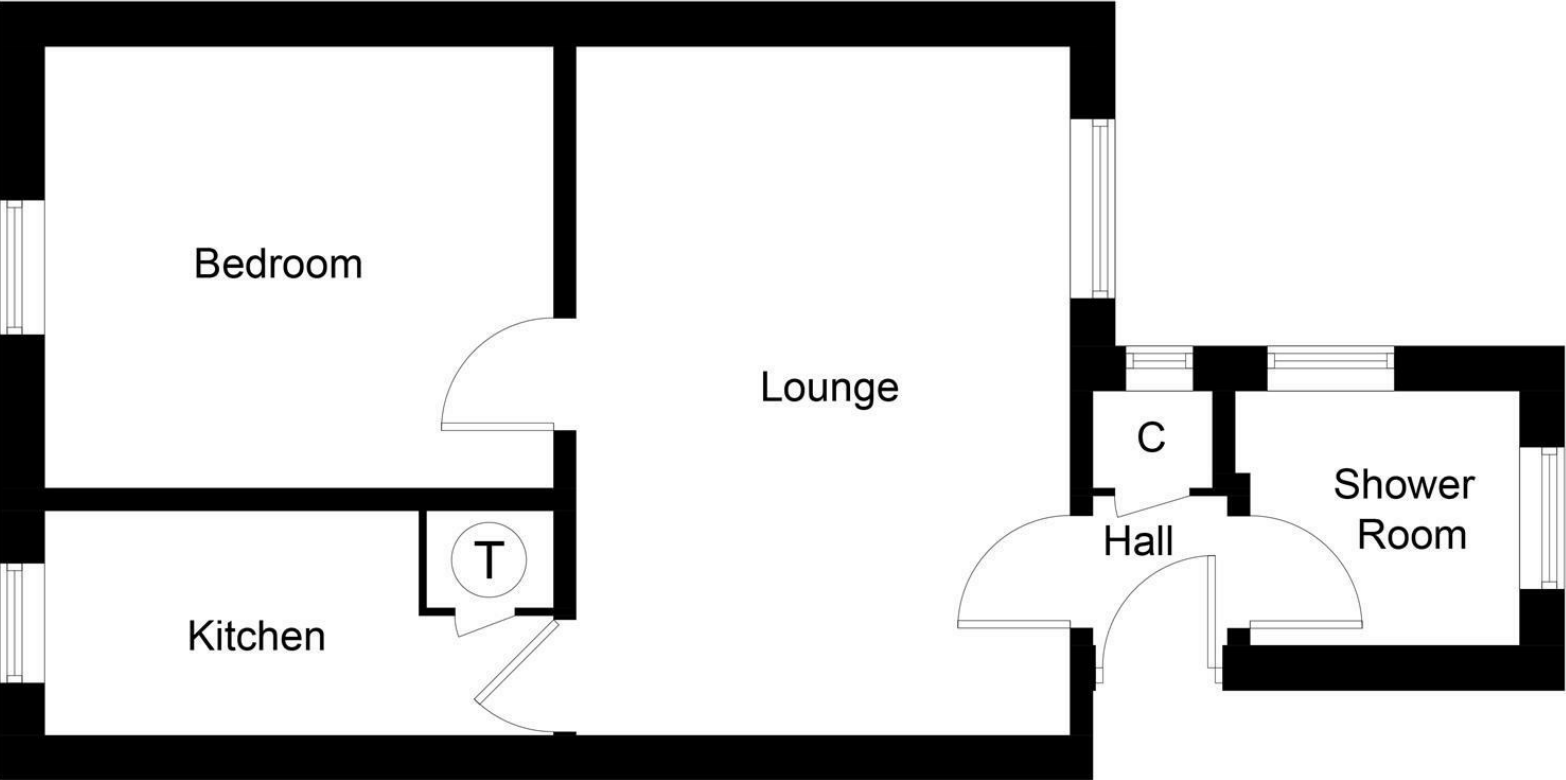
The village of Scone is situated just minutes away from the City Centre of Perth, where there are plenty of High Street amenities such as shops, restaurants and offices. This property is a 2 minute walk from the scone arms, a 3 minute walk to Quarrymill walk, a 3 minute walk to a few play parks. The village itself has local shops, co-op,

takeaways, petrol station, a reputable Primary School as well as having restaurants and pubs for leisure. Scone is ideally situated for those looking to commute between Perth & Dundee as it has quick access to routes in both directions via the A90. The village itself offers residents the opportunity to be within minutes of a vibrant City Centre without compromising the benefits of a peaceful, semi-rural setting.

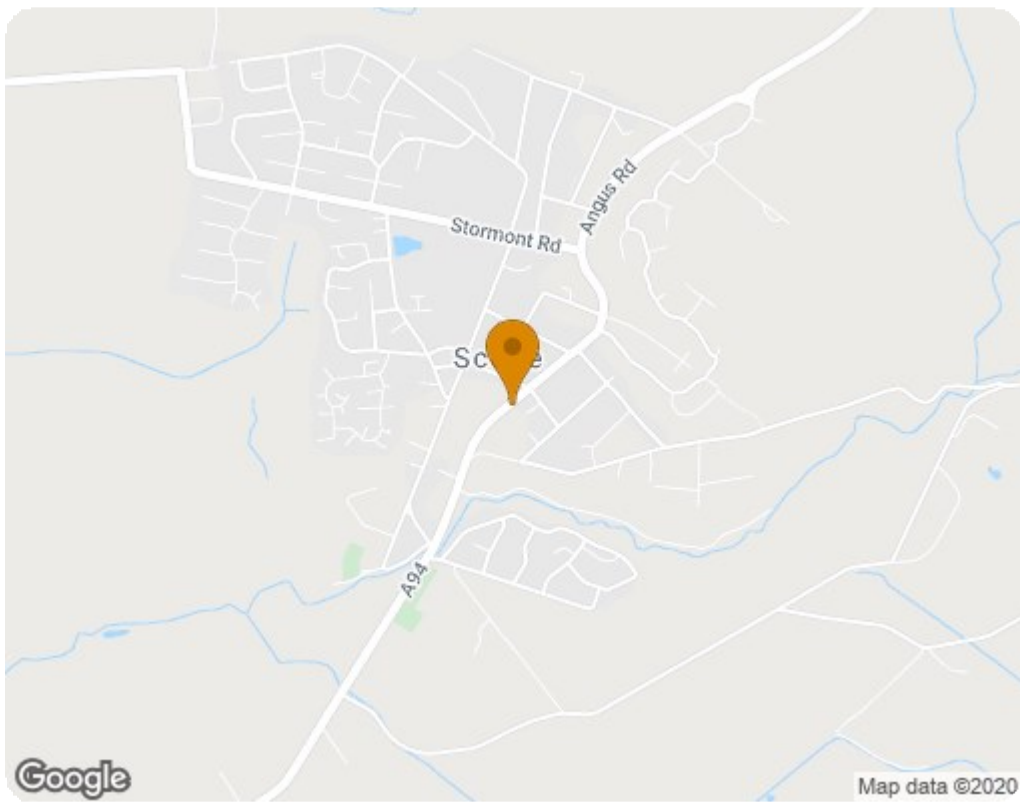




- Spacious Ground Floor Flat
- Shared Garden Spaces
- Sought-After Residential Location
- Double Glazing
- On Street Parking Available in Surrounding Area



Ground Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
Scotland		EU Directive 2002/91/EC