

Simple Approach



**38 Earnbank, Perth
Perthshire PH2 9XA**

Offers over £94,950

Simple Approach are excited to welcome this well presented ground floor flat in Earnbank to the Perthshire market. Forming part of a riverside, cul-de-sac retirement development (50 plus) in Bridge of Earn, this ground-floor flat enjoys generous living space across one accessible level, plus access to a lovely patio area directly from the glass sliding doors from the lounge. The development presents the perfect setting for retirement and lies conveniently close to local shops, transport links, and scenic green spaces. With a large picture window and the aforementioned glass doors allowing natural light to stream in throughout the day, the inviting reception area offers flexible floorspace for various lounge and dining furniture layouts. The kitchen is conveniently accessed from the living/dining room and has been recently upgraded by the present owner to offer a very stylish space with modern wall and base units as well as some integrated appliances. Across the hall, two good-sized double bedrooms await. Both bedrooms enjoy a sunny aspect and a tranquil, leafy outlook and incorporate handy built-in storage. Finally, a three-piece shower room with walk in shower facility completes the accommodation, offering all the living space required for any mature buyer seeking modern, easy and tranquil living within a reputable retirement complex suited to active seniors. Viewing is essential to appreciate the quality of property on offer, as well as the gorgeous surrounding grounds to be taken advantage of that the complex offers.

Lounge

11'9" x 15'1" (3.6 x 4.6)

Kitchen

9'10" x 7'6" (3.02 x 2.3)

Bedroom 1

9'6" x 10'3" (2.91 x 3.14)

Bedroom 2

9'10" x 10'3" (3.02 x 3.14)

Bathroom

6'2" x 7'1" (1.9 x 2.18)

External

Residential off street parking available to the front of the property and very well maintained communal garden grounds which are mainly laid to lawn with mature trees and shrubs. There is also a tranquil decked area which overlooks the River Earn.

Location

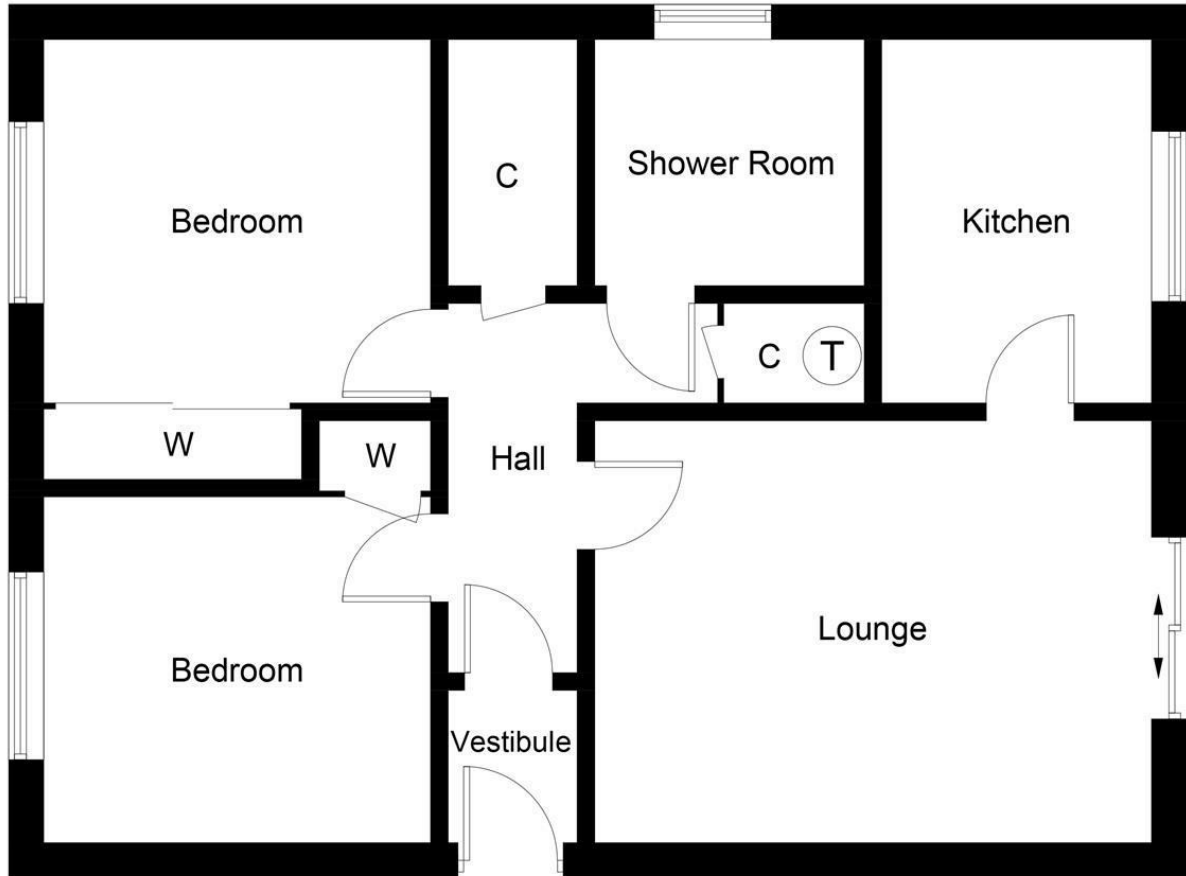
Bridge of Earn is a highly popular village within the Perthshire area and has a number of amenities including a corner shop, pubs, cafes and restaurants and a doctors surgery among many others. This property is situated just 8 minutes from Perth City Centre and offers easy access to the major road networks towards the larger cities of Edinburgh, Dundee, Stirling and Glasgow, making this a highly sought after area for both locals and commuters. This property benefits from being within a few minutes of a very regular bus service.





- Double Glazing Throughout
- Quiet Residential Location
- Ample Parking Available
- Patio Doors Leading To Rear Garden
- Modern Fitted Kitchen
- Three-Piece Shower Room





Ground Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	71	76
(55-68) D		
(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		
(55-68) D	53	62
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
Scotland		EU Directive 2002/91/EC