

Simple Approach



**Sunnybrae Main Street, Bankfoot
Perthshire PH1 4AB**

Offers over £107,950

Simple Approach Estate & Letting Agents are delighted to bring this immaculate 2 bedroom first floor flat to the Perthshire market. Set in the lovely village of Bankfoot, this property comes in move-in condition with a large garden and spacious accommodation throughout. Buyers are offered the rare opportunity to purchase this extremely well presented property boasting it's own private entrance, double glazing, electric heating and elevated views situated in a quiet location with quick access onto the A9 providing easy commutes to Perth, Edinburgh, Glasgow and Inverness. Viewing is paramount for buyers to fully appreciate the condition and location of this beautiful home.

Lounge

11'10" x 16'7" (3.63 x 5.06)

Kitchen

5'10" x 12'8" (1.79 x 3.87)

Master Bedroom

13'8" x 12'11" (4.17 x 3.94)

Bedroom 2

9'0" x 9'3" (2.75 x 2.83)

Family Bathroom

4'10" x 5'6" (1.49 x 1.69)

WC

3'6" x 3'10" (1.09 x 1.17)

External

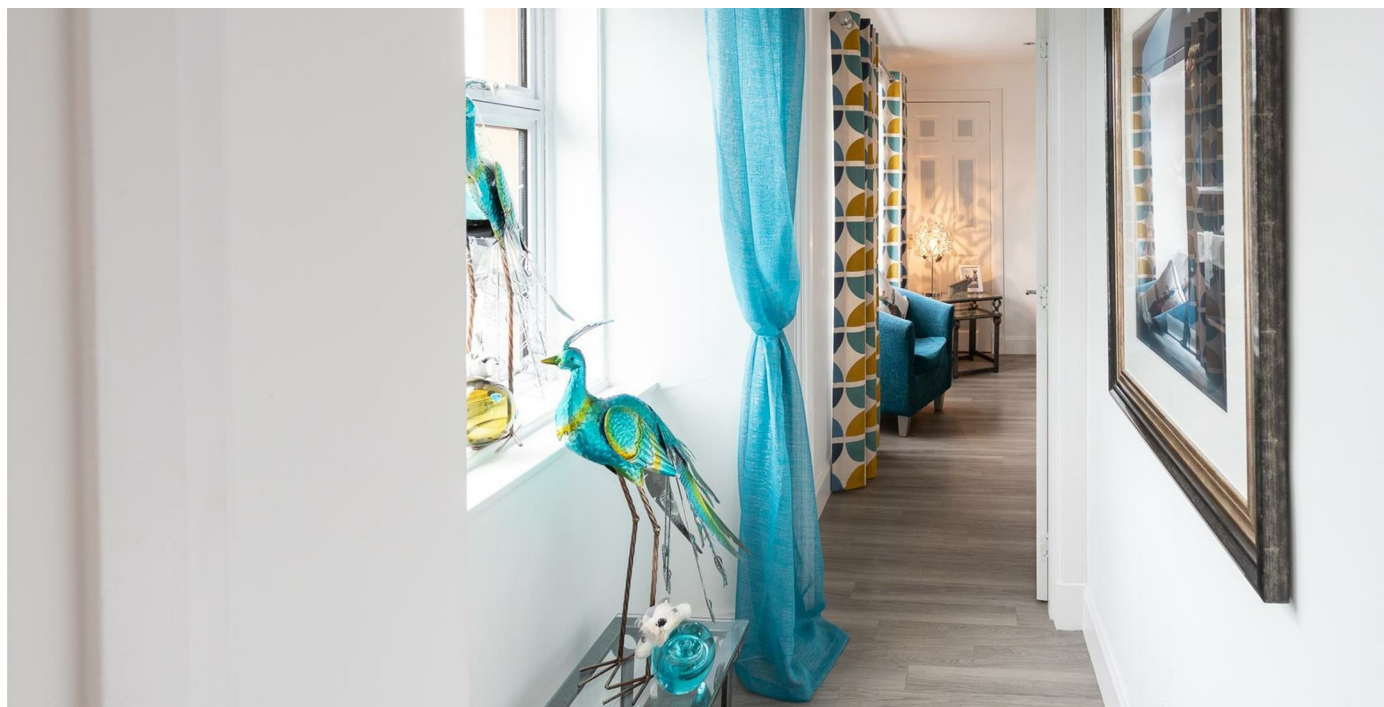
Externally this property offers a generous amount of

outside space not commonly found with apartments. This external space benefits from newly laid chipped stones to the front and ample on-street parking. Steps to the side lead to a large tiered rear garden, laid mainly to lawn with established trees and shrubs, drying lines and a paved garden area.

Location

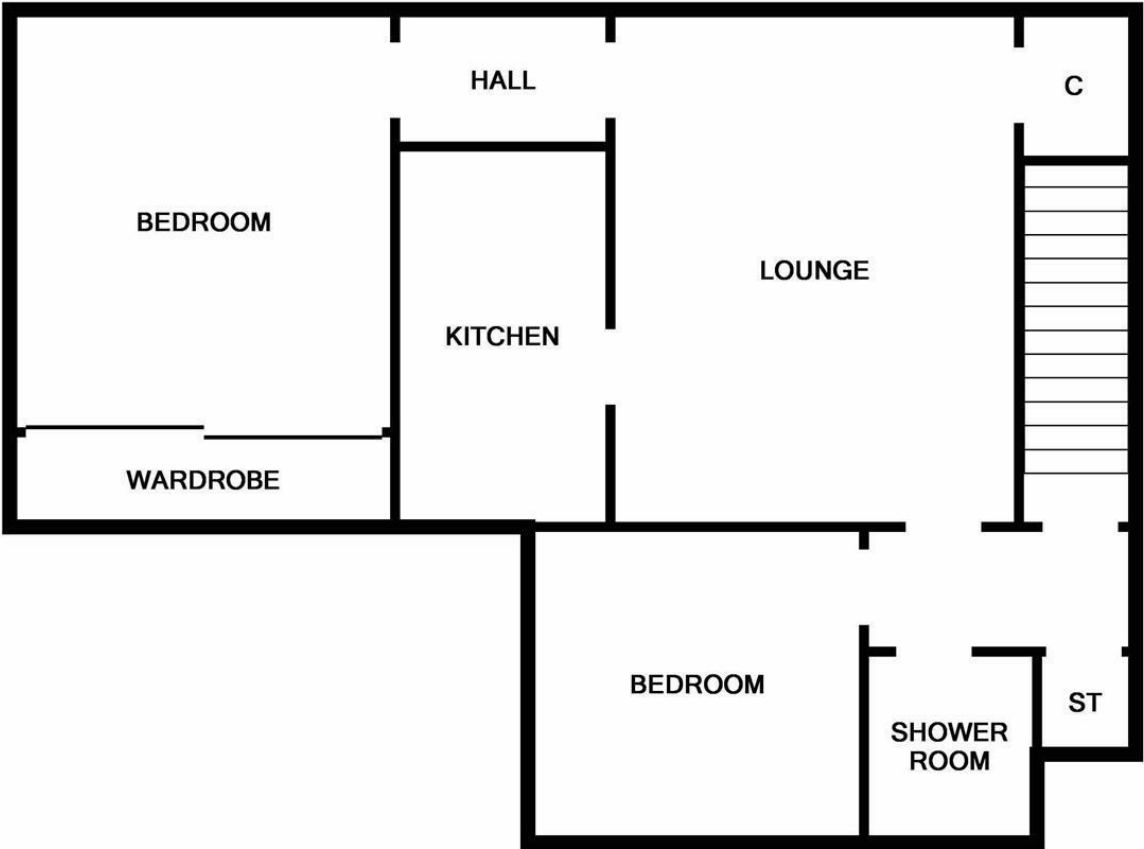
This property is well located to enjoy some of the best commuter links in Scotland. Within minutes the commuter will find themselves placed on the A9 making way to Inverness or the Inveralmond roundabout where all routes to Scotland's major cities can be found. Within the beautiful village of Bankfoot all expected local amenities can be found including a local Primary School, Restaurant, Pub and Shop. Bus routes are available to Perth City Centre and daily allocated buses are available to Perth's Bertha Park School which provides secondary fully digitised education.



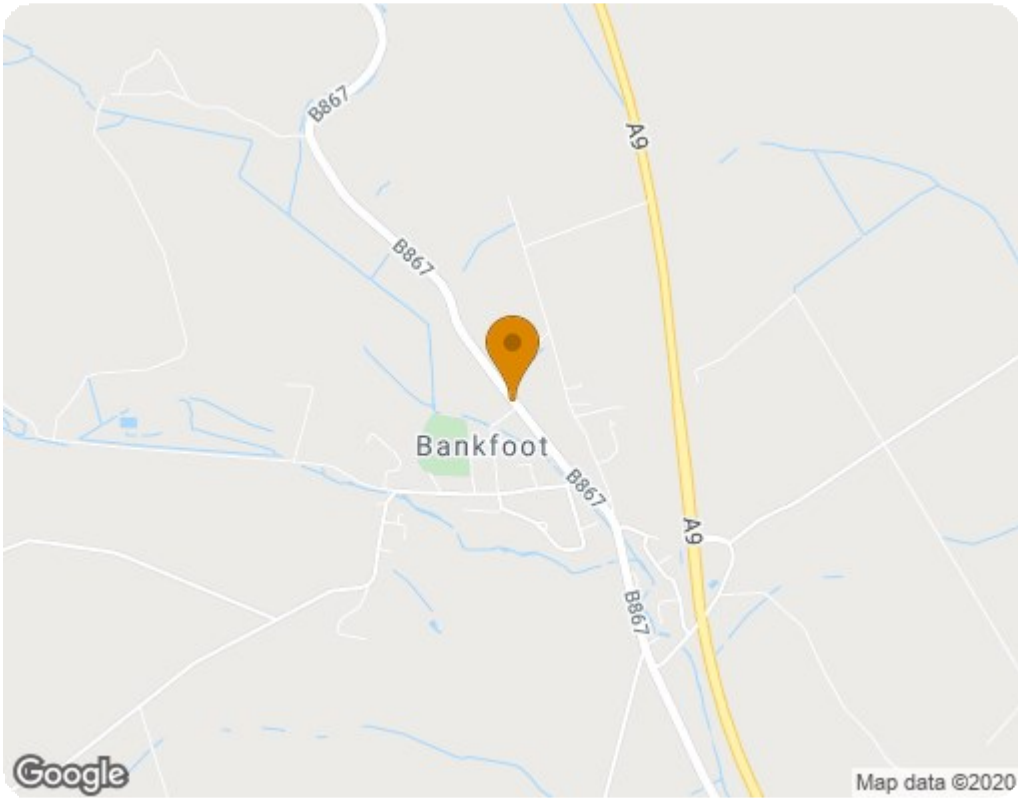



- Some Furniture and White Goods Will Come With This Property
- Double Glazing
- Show Home Move In Condition
- Close To All Amenities
- Sought After Location
- Electric Fire In The Lounge





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			78
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		40	
(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			63
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		48	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	
		