

Simple Approach



20A Firbank Road, Perth
Perthshire PH1 2AA

Offers over £87,000

Simple Approach are pleased to welcome this ideal first time buy that is this spacious ground floor flat on Firbank Road to the residential market. Set within the heart of the ever popular area of Letham this property benefits from countless amenities, good schooling and regular bus routes to and from Perth City Centre. The property comprises a spacious lounge, a modern fitted kitchen, two double bedrooms and a family bathroom with shower over bath facility. This property lends itself to a number of buyers due to its immaculate move in condition, size and sought-after location but would perhaps be best suited to a first time buyer or buy-to-let investor. Viewing is essential to appreciate the full package on offer.

Lounge

16'8" x 10'9" (5.1 x 3.3)

Kitchen

8'10" x 9'2" (2.7 x 2.8)

Bedroom 1

13'9" x 9'6" (4.2 x 2.9)

Bedroom 2

10'5" x 10'9" (3.2 x 3.3)

Bathroom

5'2" x 9'6" (1.6 x 2.9)

External

Externally this area offers plenty of on-street parking to

the front of the property, although not allocated to the property itself. To the rear there is a large communal garden space which has been divided into private area for each in the block. This garden is mostly laid to lawn and is fenced for safety suiting children and pets.

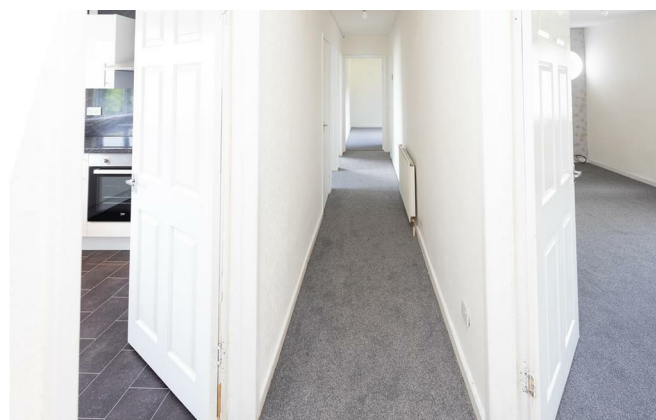
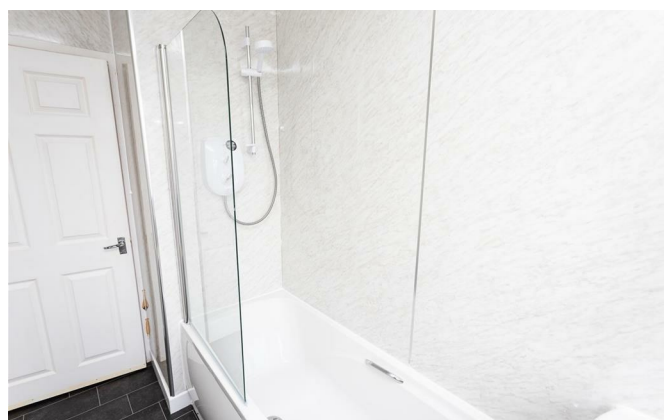
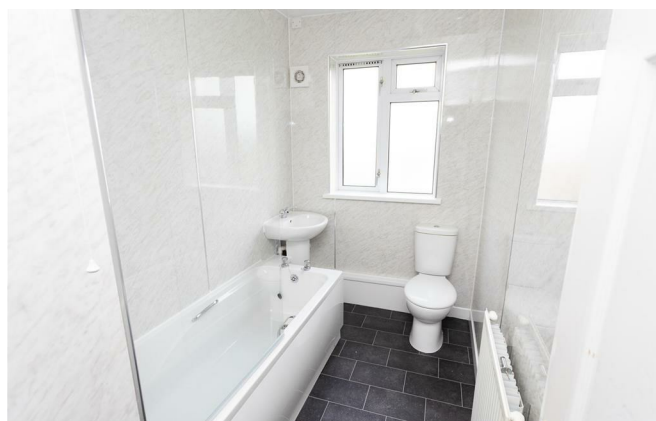
Location

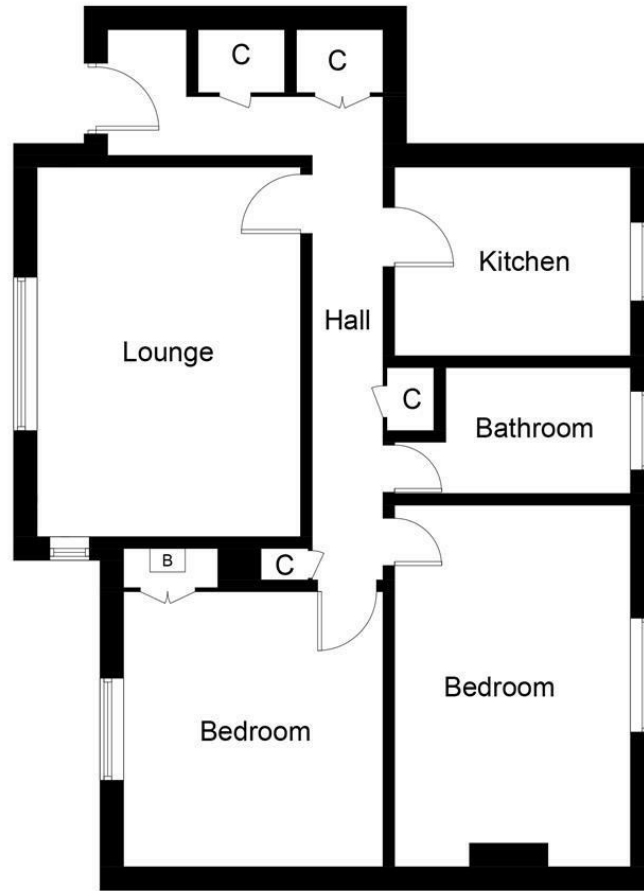
Letham is sought-after for its locality to nearby shops, reputable schools and to Perth City Centre being just minutes away via car or regular bus route. Both Inveralmond and Broxden Roundabout are within easy reach, providing quick links to larger cities such as Dundee, Edinburgh and the Central Belt- ideal for the commuter.





- Bright & Spacious Ground Floor Flat • Two Double Bedrooms
- Private Front & Rear Garden
- Secure Entry System in Place
- Gas Central Heating & Double Glazing
- Move In Immaculate Condition





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	77
(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		70	78
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	