

Simple Approach



**139 Tweedsmuir Road, Perth
Perthshire PH1 2HJ**

Offers over £92,000

Simple Approach are delighted to welcome this absolutely stunning, spacious and newly decorated upper floor flat on Tweedsmuir Road to the residential market. Situated in the ever popular area of Letham this well presented two bedroom property is the perfect purchase for first time buyers and buy to let investors, offering very well proportioned accommodation across one floor. This attractive home comprises a bright, front-facing lounge, a modern fitted kitchen with appliances, two generous double bedrooms and a fresh white family bathroom with shower over bath facility and stylish wet wall. The meticulous decorative level of this property must be seen to appreciate the stylish accommodation available. This home is ideally placed to take advantage of the local shops, schools and community clubs as well as being just a short drive to Perth City Centre and all its amenities and leisure facilities. Externally there is ample on street parking and a fantastic garden with dedicated decking area available to enjoy. All of which can only be appreciated by viewing.

9'9" x 12'5" (2.99 x 3.81)

Living Room

15'1" x 16'2" (4.60 x 4.93)

Bathroom

6'0" x 5'8" (1.85 x 1.75)

Bedroom

13'8" x 10'7" (4.19 x 3.24)

Bedroom

7'3" x 11'0" (2.23 x 3.37)

External

This property offers great curb appeal to the front where ample on street parking is available. To the rear is good garden space which has been well maintained in line with all of the offerings from this home. A dedicated decking area is also available to enjoy our fine summer evenings.

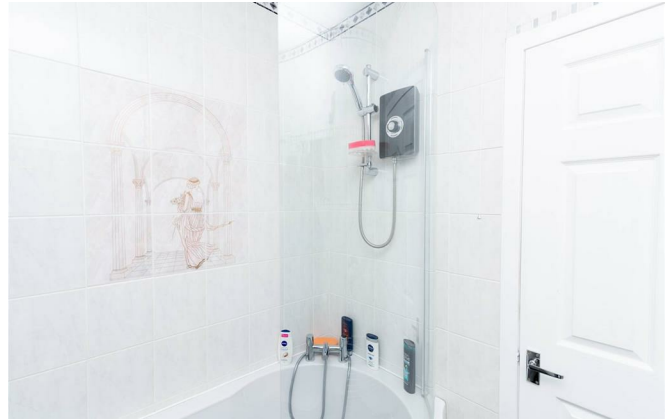
Location

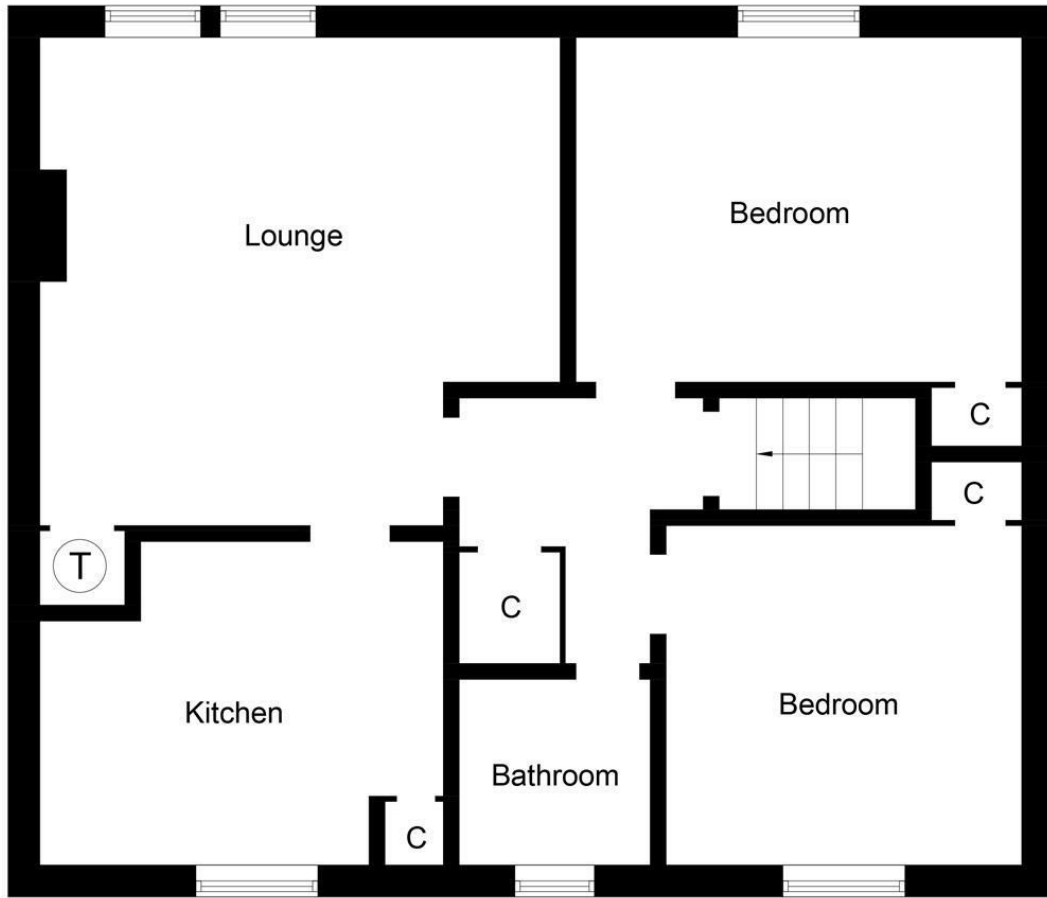
Tweedsmuir Road is set in the heart of area of Letham, sought-after for its locality to nearby shops, reputable schools and to Perth City Centre all just minutes away via car or via a regular bus route. Both Inveralmond and Broxden Roundabout are within easy reach, providing quick links to larger cities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





- Double Glazing
- Close To All Amenities
- Large Spacious Bedrooms
- Great Bus Route
- Immaculate Back Garden
- On-Street Parking Available





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			55
(39-54) E		30	
(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			
(55-68) D			
(39-54) E			
(21-38) F		23	26
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	