

Simple Approach



**98 Buachaille Crieff Road, Perth
Perthshire PH1 2NT**

Offers over £154,500

Simple Approach are delighted to welcome this spacious Two Bedroom Ground Floor Apartment on Crieff Road to the residential market. Set within the heart of Perth just minutes away from the City Centre, this beautiful period house boasts modern features such as gas central heating, double glazing and a contemporary family bathroom, whilst retaining all of the traditional features sought-after in an older property such as high ceilings, ornate cornicing and stunning front-facing bay windows to name just a few. Comprising a large lounge with a wood burning stove, a separate dining room, a modern fitted kitchen with integrated oven and hob, two double bedrooms and a spacious family bathroom. This property is the perfect purchase for any first time buyer or growing family looking for a well-located home nearby to local amenities such as shops, Perth College UHI, Goodlyburn Primary School and a regular bus route to and from Perth City Centre.

Lounge

13'2" x 15'0" (4.03 x 4.59)

Kitchen

13'8" x 17'4" (4.19 x 5.29)

Master Bedroom

10'11" x 12'11" (3.34 x 3.94)

Bedroom Two

10'9" x 10'9" (3.28 x 3.3)

Dining Room

13'3" x 12'6" (4.04 x 3.83)

Family Bathroom

7'5" x 6'4" (2.27 x 1.94)

Vestibule

4'1" x 4'0" (1.27 x 1.23)

External

The Property enjoys a private back garden with an Indian Sandstone Patio Area, stone Fire Pit and a stone BBQ Area built in to enjoy on those long summer evenings. It also comes with two private parking spaces to the front of the property.

Location

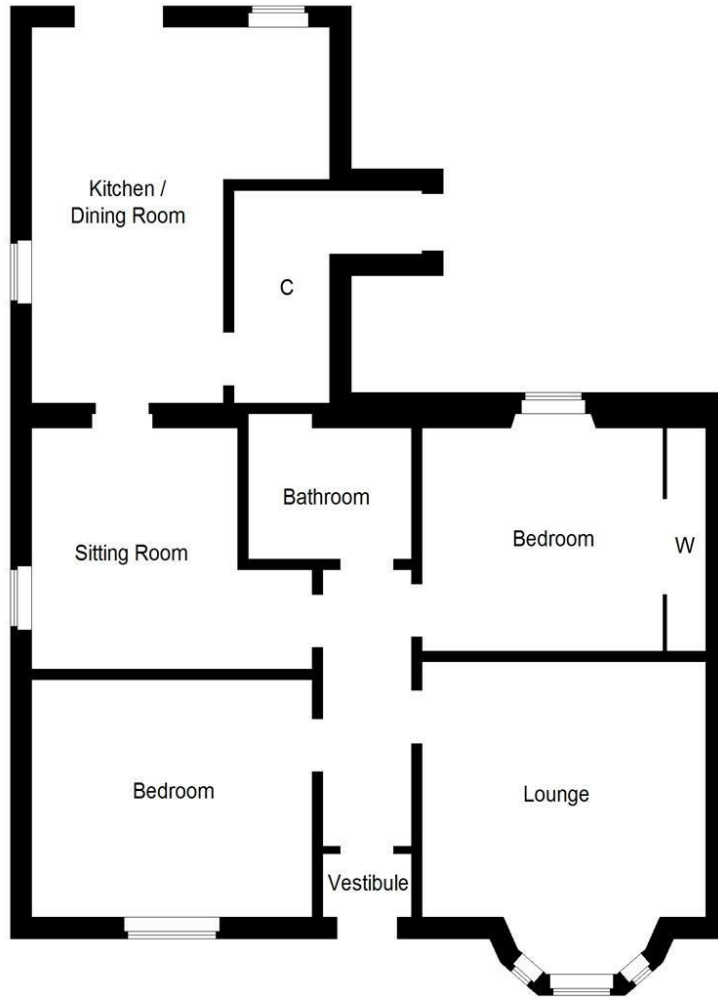
Crieff Road is one of the main arteries of Perth which runs from the West of the City from the A85 Roundabout near Tesco Supermarket through to the Dunkeld Road junction towards the City Centre. This property offers buyers quick commuting routes in any direction including easy access to the A9 towards Glasgow, Inverness, Edinburgh & Dundee. There are also very regular bus routes to and from Perth City Centre for all High Street amenities as well as Perth Bus & Train Station all within very easy reach.





- Move In Immaculate Condition
- Private Parking For Two Cars
- Gas Central Heating & Double Glazing
- Traditional Original Features
- Large Private Back Garden with A Stone Patio Area for Entertaining
- Desired Location Close To All Amenities





Ground Floor



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 67 | 76 |
| (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 | | 67 | 78 |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| Scotland | | EU Directive 2002/91/EC | |