

Simple Approach



**70 Balhousie Street, Perth
Perthshire PH1 5BG**

Offers over £94,950

***** CLOSING DATE SET TUESDAY 18TH AUGUST 12 NOON *****

Simple Approach are excited to welcome to the residential market this bright and well-proportioned two bedroom first floor flat in the desirable area of Muirton to the residential market in Perth. Requiring some modernisation this lovely home is the ideal purchase for any first time buyer or investor looking to put their own stamp on what is a superb property with sought-after features such as gas central heating, double glazing and a privately owned garden to name just a few. Comprising; a front-facing living room with large picture window allowing plenty of natural light, a good sized kitchen, two generous double bedrooms and a white wet-room style shower room with walk-in shower facility installed. All the amenities and leisure facilities of Perth such as local supermarkets, pubs, restaurants, concert hall and cinema, to name just a few are just a short walk away as well as being on a regular bus route to and from Perth City Centre. Viewing is essential to appreciate the quality of home on offer, as well as the fantastic location and overall potential on offer.

Lounge

14'11" x 16'9" (4.55m x 5.13m)

Kitchen

9'5" x 9'2" (2.89m x 2.81m)

Bedroom 1

9'7" x 12'10" (2.94m x 3.93m)

Bedroom 2

12'9" x 12'9" (3.89m x 3.90m)

Hallway

11'0" x 3'2" (3.36m x 0.97m)

Shower Room

6'10" x 5'10" (2.09m x 1.78m)

External

Location

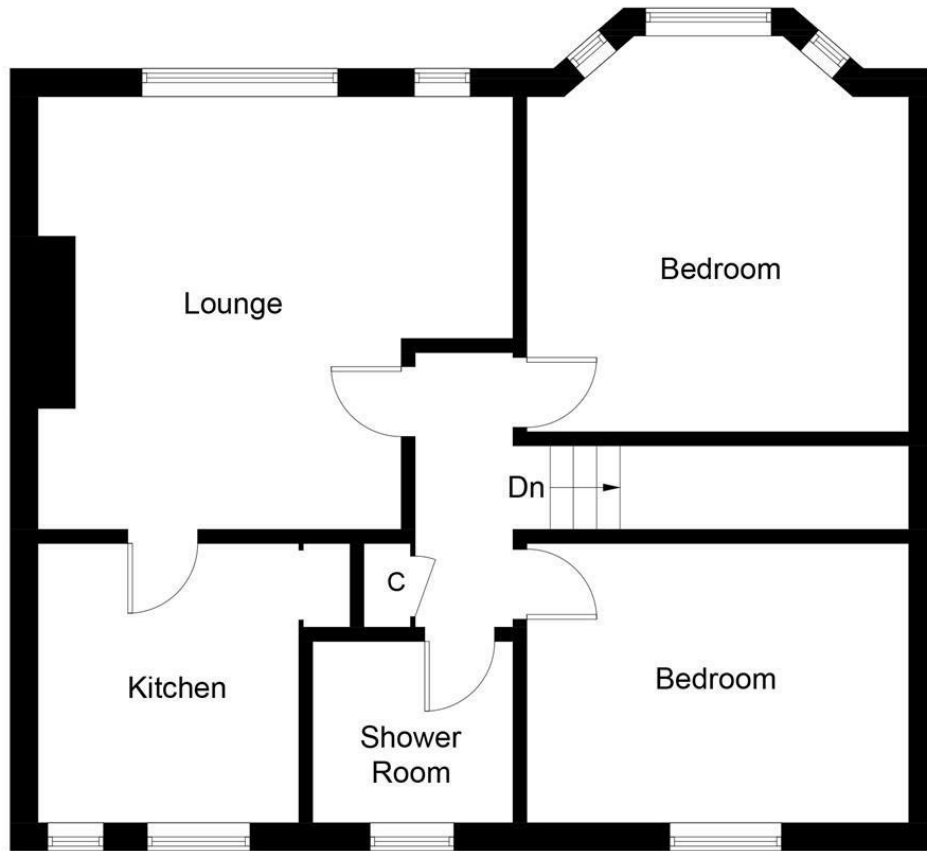
This property could not be better located to take advantage of all amenities found in the City Centre just minutes away, without compromising the benefits of a peaceful residential street. The convenience of the location enables easy access to all local amenities, including Perths Centre which provides all High Street shopping, a wide range of reputable Primary and Secondary schooling, as well as quick access to both Perth Train and Bus Stations, ideal for the commuter.





- Bright & Spacious First Floor Flat
- Double Glazing
- ***** CLOSING DATE SET TUESDAY 18TH AUGUST 12 NOON *****
- Two Double Bedrooms
- Parking Readily Available
- Gas Central Heating
- Private Garden to Rear





First Floor



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(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			
(39-54) E			
(21-38) F			
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<i>Not environmentally friendly - higher CO₂ emissions</i>			
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