

Simple Approach



**2 Riverview Cottages Friarton Road, Perth
Perthshire PH2 8DF**

Offers over £118,000

Simple Approach are delighted to welcome this ground floor flat to the Perthshire property market. This property comes to the market in immaculate move-in condition with two good size bedrooms, master en-suite, modern fitted kitchen and shower room. The lounge is bright and spacious leaving enough room for dining table along with lounge furniture. There is double glazed windows, electric heating and private parking. This property also come with a sizeable garden to the rear, making it the perfect play area for children. There is ample parking available with this property with a driveway accommodating 2/3 cars. This properties location benefits from being close to all local amenities, viewing is essential to appreciate what is on offer.

Living Room

12'9" x 17'3" (3.89 x 5.28)

Kitchen

11'11" x 9'3" (3.65 x 2.84)

Bathroom

6'7" x 5'11" (2.02 x 1.81)

Bedroom 1

13'6" x 9'5" (4.14 x 2.89)

Bedroom 2

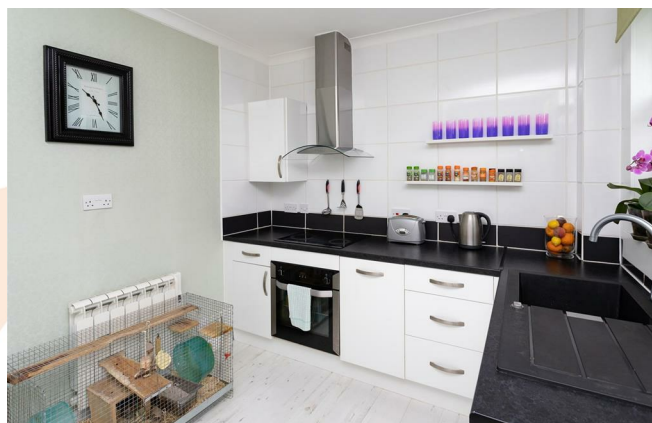
12'11" x 9'6" (3.95 x 2.90)

External

This great property comes with a very private back garden with stunning views from the patio area, it also enjoys a driveway for 2/3 cars.

Location

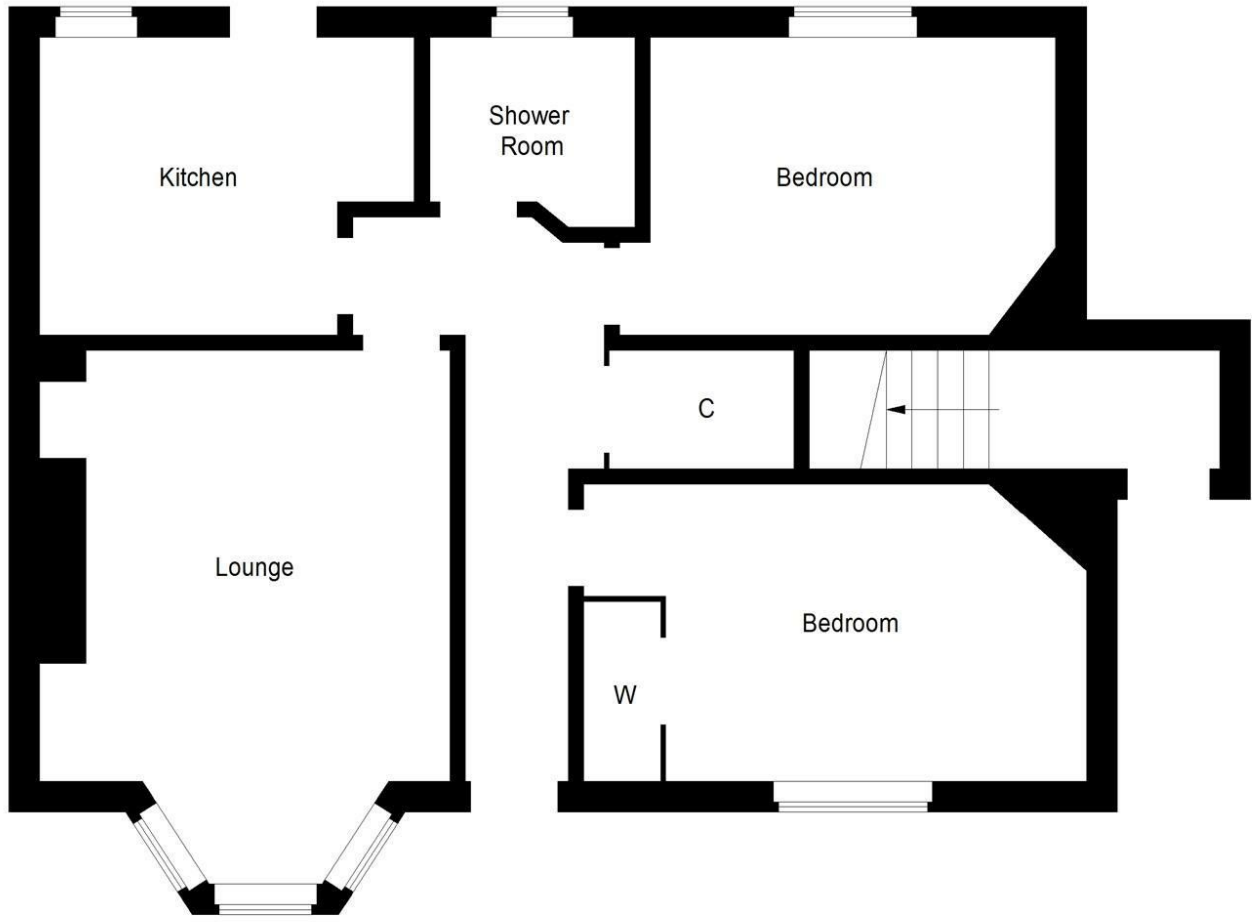
Riverview Cottages is situated within a very small walk of the Edinburgh Road this allows for some fantastic commuter links within a couple of minutes from the property, as well as a great location for transport into Perth city centre to enjoy all the amenities on offer.





- Move-in Condition Throughout
- 2 Bedrooms
- Patio Area With Great Views Of The River Tay & Kinnoul Hill
- Private Drive
- Electric Heating and Double Glazing
- Large Rear Garden
- Modern Fitted Kitchen





Ground Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	48	
(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	57	62
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
Scotland		EU Directive 2002/91/EC