

Simple Approach



**28 Strathtay Road, Perth
Perthshire PH1 2LX**

Offers over £113,000

Simple Approach are delighted to welcome this great ground floor property on Strathtay Road to the residential property market. This property comes to the market in great, move-in condition throughout comprising of two double bedrooms, spacious lounge, modern kitchen and bright bathroom with shower over bath facility. This property is set within the heart of the ever popular area of Letham, this lovely home is on a regular bus route to Perth City Centre and is just minutes away from local shops, Primary Schools and the Broxden roundabout for quick access to routes into Glasgow, Edinburgh & the Central Belt. Boasting sought-after features such as gas central heating, double glazing and a very good sized garden to the rear of the property. This property also benefits from a large drive way accommodating three vehicles. This family home is the perfect purchase for any buyer looking for a conveniently located property in move-in condition.

Livingroom

13'5" x 13'0" (4.09 x 3.98)

Bedroom 1

9'9" x 13'1" (2.98 x 3.99)

Entrance Hallway

16'11" x 2'8" (5.16 x 0.83)

Kitchen

8'11" x 11'10" (2.74 x 3.63)

Bathroom

5'8" x 5'6" (1.74 x 1.68)

Bedroom 2

9'1" x 11'2" (2.78 x 3.41)

External

Externally the property benefits from having ample private

parking available and a shared communal garden to the rear.

.Location

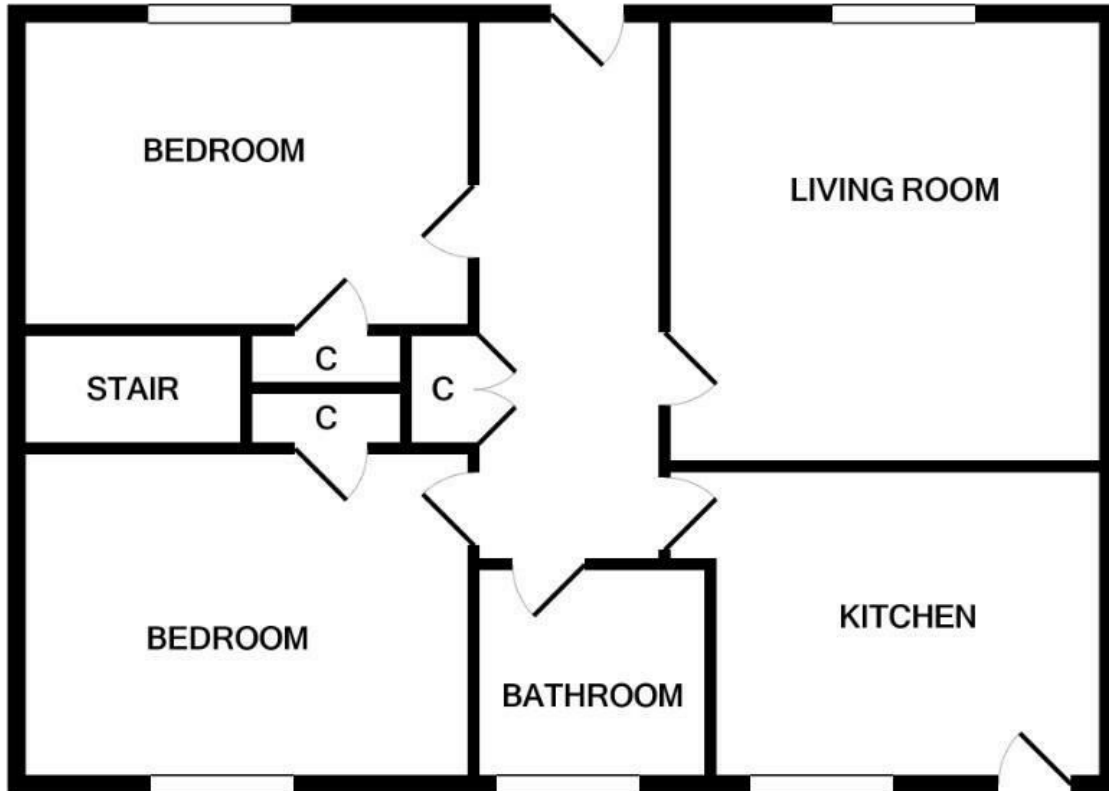
The area of Letham is sought-after for its family-friendly situation nearby to two reputable Primary Schools, as well as other essential amenities such as a large Tesco Supermarket, local shops, restaurants and a post office all within walking distance of this property's' doorstep. Strathtay Road as a central artery of Letham has a very regular bus route to and from Perth City Centre for all further High Street shopping and the Broxden Roundabout allows quick links to major cities such as Dundee, Edinburgh & the Central Belt for the commuter.





- Ground Floor Flat
- Private Front And Back Door
- Bus Stop Just One Minute Walk Away
- Gas Central Heating
- 2 Large Double Bedrooms
- Large Driveway For 3 Vehicles
- Close To All Local Amenities





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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		
(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