

Simple Approach



**1 The Stables, Perth
Perthshire PH1 2TW**

Offers over £124,950

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Simple Approach are delighted to welcome this spacious and well presented ground floor flat on The Stables to the residential market. This bright and modern apartment comes to the market in move-in condition and has been decorated in tasteful, neutral tones throughout, offering the perfect purchase for any professional or first time buyer looking to be within walking distance of all amenities found in Perth City Centre. With the added benefit of an allocated parking space, a secure entry system and a very well-kept communal hallway, this property also enjoys a welcoming lounge, through to a modern fitted kitchen, two double bedrooms with master en-suite shower room and a further family bathroom, with ample storage fitted throughout. This property could not be better placed for those seeking quick access to both Perth Train and Bus Stations, as well a large selection of supermarkets and all amenities found on the High Street just minutes away, without comprising the peace and quiet of a cul-de-sac development set back from the road. Viewing is highly recommended to appreciate the full package on offer, with particular note to the excellent location and overall spacious accommodation.

Livingroom

10'8" x 15'0" (3.26 x 4.59)

Kitchen

3'3", 321'6" x 12'0" (1.98 x 3.67)

Entrance Hallway

6'3" x 7'1" (1.92 x 2.18)

Bathroom

6'5" x 5'2" (1.98 x 1.58)

Bedroom 1

12'0" x 9'3" (3.68 x 2.84)

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5'5" x 4'5" (1.67 x 1.35)

Bedroom 2

8'2" x 8'10" (2.51 x 2.71)

Location

This property is situated just outside Perth City Centre and so enjoys a quieter residential location without compromising locality to nearby amenities such as Perth Bus & Train Stations, restaurants, shops and bars found around 10 minutes away, as well as all High Street businesses located in the Town Centre. Feus Road as one of the main arteries of Perth provides quick access to both Broxden & Inveralmond Roundabout for quick links to Dundee, Edinburgh and the Central Belt- ideal for the commuter.

External

Externally this property enjoys an allocated parking space for one car, a feature not always found with all flats in this area. The communal areas within this block have been maintained beautifully between all neighbours, creating a lovely welcome from the outset.






- Ground Floor Flat
- 2 Double Bedrooms
- Gas Central Heating And Double Glazing
- Designated Parking Available
- Master En-suite
- Move-in Condition Throughout
- Great Location, Close to All Local Amenities





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		
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