

Simple Approach



**4A Garry Place, Perth  
Perthshire PH2 0AA**

**Offers over £99,950**

Simple Approach are excited to welcome to the market this spacious and well presented two bedroom ground floor flat in the highly sought after area of Craigie to the open market. Set on Garry Place, this property could not be better located for its quick access to the City Centre of Perth with further amenities such as shops, restaurants and schools situated nearby. This property is in move-in condition throughout, comprising a spacious lounge, breakfasting kitchen with integrated oven and ceramic hob, two double bedrooms and a fresh white bathroom with shower over bath facility- an ideal purchase for any buyer looking for a well-located home with spacious accommodation across one floor. Boasting sought-after features such as gas central heating, double glazing and a privately owned front garden, this property lends itself to a wide range of buyers including first time buyers or growing families, which only viewing will confirm.

**Lounge**

11'1" x 16'7" (3.38 x 5.08)

**Entrance Hallway**

21'11" x 2'8" (6.69 x 0.83)

**Kitchen**

8'0" x 12'0" (2.44 x 3.67)

**Bathroom**

8'0" x 6'1" (2.45 x 1.87)

**Bedroom 1**

10'0" x 11'8" (3.07 x 3.56)

**Bedroom 2**

11'8" x 11'0" (3.58 x 3.37)

**External**

Externally this property benefits from owning the garden

to the front of the building, as well as a communal drying area to the rear. The front garden is fully enclosed and is mostly laid to lawn with the addition of a decorative gravelled pathway and mature trees and shrubbery- the ideal spot to entertain or for children to play in the sunshine.

There is residential car parking to the rear of the property which offers ample off street parking for residents and visitors.

**Location**

Craigie is a popular residential area within Perth, sought-after for its close proximity to the City Centre as well as other nearby amenities such as shops, restaurants, salons, Perth Leisure Pool and two reputable Primary Schools just a short walk away. For the commuter, Perth Bus & Train Stations are both just five minutes walk away from this property's doorstep for quick links into Dundee, Edinburgh and Glasgow.

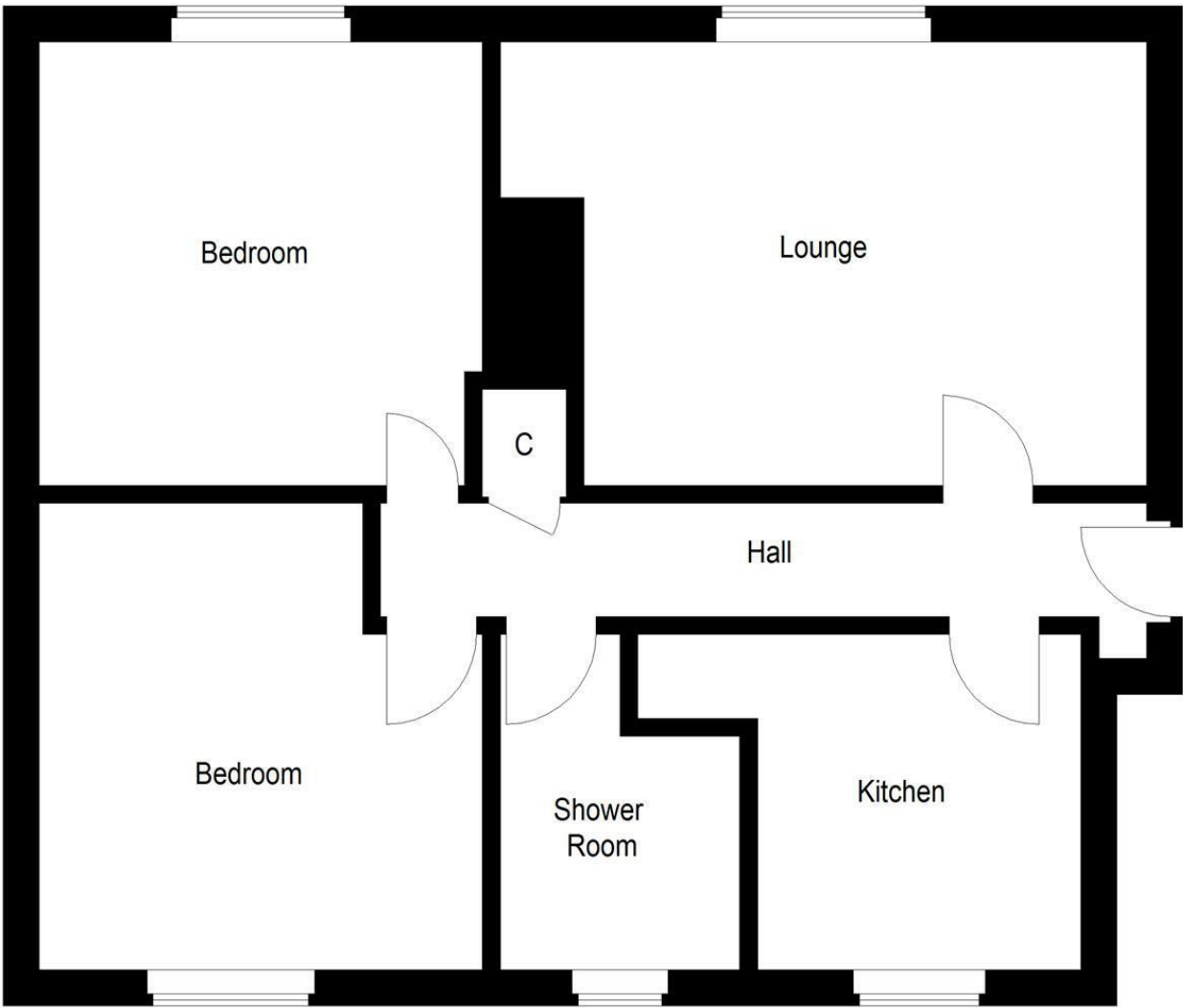




- Spacious and Well Presented Ground Floor Flat
- Sought After Location
- Two Double Bedrooms
- Privately Owned & Communal Gardens
- Gas Central Heating & Double Glazing
- Residential On Street Car Parking







Ground Floor



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		
	65	75
Scotland EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
	62	75
Scotland EU Directive 2002/91/EC		