

Simple Approach



**12A Perth Road, Perth
Perthshire PH1 4NQ**

Offers over £89,950

Simple Approach are delighted to welcome this absolutely stunning, spacious and newly decorated upper floor flat on Perth Road to the residential market. Situated in the ever popular area of Stanley this well presented two bedroom property is the perfect purchase for first time buyers and buy to let investors, offering very well proportioned accommodation across one floor. This attractive home comprises a bright, front-facing lounge, a modern fitted kitchen with appliances, two generous double bedrooms and a fresh white family bathroom with shower over bath facility and stylish wet wall. The decorative level of this property must be seen to appreciate the stylish accommodation available. This home is ideally placed to take advantage of the local shops, schools as well as being just a short drive to Perth City Centre and all its amenities and leisure facilities. Externally there is an outbuilding with electric, ample on street parking and a fantastic garden area available to enjoy all of which can only be appreciated by viewing.

14'6" x 11'4" (4.44 x 3.47)

Entrance Hallway

13'0" x 6'3" (3.98 x 1.92)

Bedroom 1

10'3" x 12'5" (3.13 x 3.79)

Bedroom 2

8'10" x 12'5" (2.71 x 3.80)

Bathroom

6'11" x 4'3" (2.12 x 1.32)

Kitchen

7'6" x 11'6" (2.30 x 3.53)

External

This property comes with a large outbuilding, private back garden and great on street parking.

Location

The village of Stanley is sought-after for its semi-rural setting within Northern Perthshire. Purchasers can benefit from being within a few minutes drive of the A9 providing quick links to Inveralmond Roundabout where there is plenty of major businesses and shopping to take advantage of, as well as routes to the City Centre of Perth, Dundee, Edinburgh and the Central Belt for the commuter. The village itself has plenty of local amenities including a nearby convenience store, post office, pub and Stanley Primary School, making it the ideal location for growing families and first time buyers.





- Large Move In Condition Upper Floor Flat
- Oil Central Heating & Double Glazing
- Private Back Garden With Large Outbuilding That Can Be Used As A Workshop
- Close To All Amenities
- Great Residential Location
- Viewing Is A Must To Appreciate What Is On Offer





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		
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