

Simple Approach



**138 Dunkeld Road, Perth
Perthshire PH1 5AS**

Offers over £112,000

Simple Approach Estate Agents are pleased to bring to the market this well proportioned three bedroom first floor flat in the very popular residential area of Perth. This property comes to the market in move-in condition throughout. This property benefits from three double bedrooms, lounge, kitchen and a large family bathroom. This property also boasts many sought after features such as gas central heating, double glazing, communal rear garden and on street parking to the front. This area has good access to all local amenities, regular bus routes to the City Centre and beyond and within a short walk to the North Inch Park Lands. Perth City Centre offers excellent amenities which include railway station, hospital, primary and secondary education, cafes, restaurants, high street retailers, cinema, conference centre and swimming pool are just nearby. Perth has also excellent road links within the central belt of Scotland via the A90, and the A9 to Dundee, Edinburgh, Stirling, Glasgow and North to Inverness making commuting very easy.

Livingroom

17'3" x 10'7" (5.28 x 3.25)

Kitchen

8'7" x 11'9" (2.64 x 3.59)

Bedroom 1

12'7" x 8'7" (3.84 x 2.63)

Entrance Hallway

26'4" x 3'1" (8.03 x 0.95)

Bathroom

8'5" x 5'7" (2.59 x 1.71)

Bedroom 2

15'1" x 10'7" (4.62 x 3.25)

Bedroom 3

12'2" x 8'9" (3.71 x 2.69)

External

This property enjoys a large communal back garden and on street parking to the front.

Location

This property benefits from being within minutes of all High Street shopping with Perth Bus & Train Station situated just minutes away, ideal for the commuter. There is easy access to the motorway networks in every direction from the centre of Perth leading to the larger cities of Dundee, Stirling, Edinburgh and Glasgow.

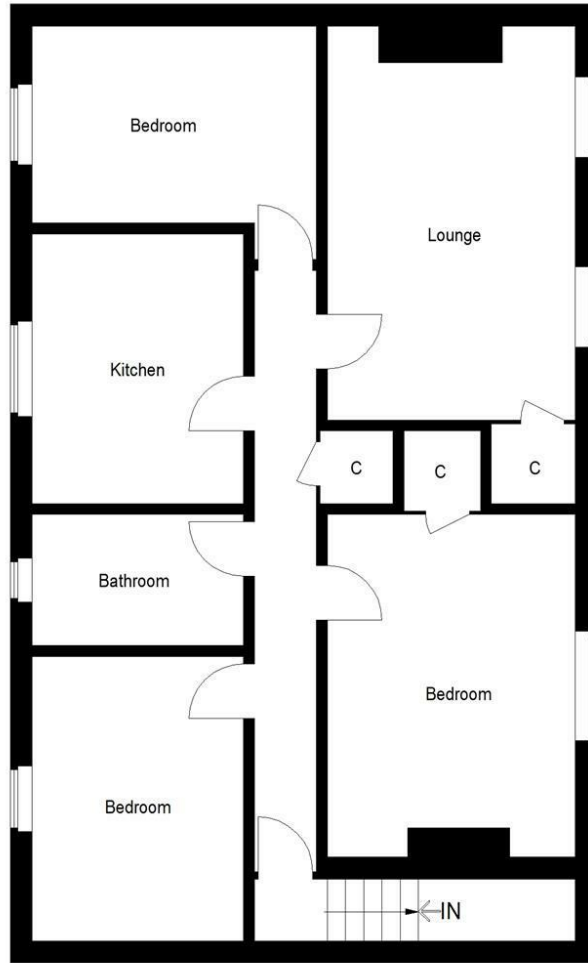
Perth City Centre offers a wide range of nearby amenities such as a variety of shops, restaurants, bars and leisure facilities to name just a few, making this property the perfect purchase for those looking to be on the outskirts of a vibrant centre without compromising the benefits of a spacious family home.






- Sought After Location Close To All Amenities
- Gas Central Heating & Double Glazing
- Large Accommodation Throughout
- Move In Condition
- Ideal Property For A First Time Buyer Or A Buy To Let Investor





First 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			
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			
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