

Simple Approach



**12 Priory Place, Perth
Perthshire PH2 0DT**

Offers over £74,950

Simple Approach are pleased to welcome this spacious and well-presented first floor flat on Priory Place to the residential market. Set within the heart of the ever popular area of Craigie in Perth, this property is ideally situated for quick access into the City Centre, as well as being within walking distance of local amenities such as shops, restaurants and two reputable Primary Schools. Boasting sought-after features such as gas central heating, double glazing, fully fitted modern bathroom and fitted double wardrobe in the master bedroom. This superb property lends itself to a wide range of buyers looking for a spacious apartment set across one floor, ideal for young families with small children seeking easy and modern living in a desirable residential location. Viewing is essential and is highly recommended to appreciate the full package on offer with this property.

Lounge

11'0" x 12'2" (3.37 x 3.73)

Kitchen

5'7" x 4'10" (1.72 x 1.48)

Bathroom

7'1" x 3'9" (2.17 x 1.16)

Bedroom

9'8" x 8'2" (2.96 x 2.50)

Bedroom

6'3" x 12'2" (1.92 x 3.71)

Floored Attic

17'7" x 11'9" (5.36 x 3.59)

Location

Craigie is a popular residential area within Perth,

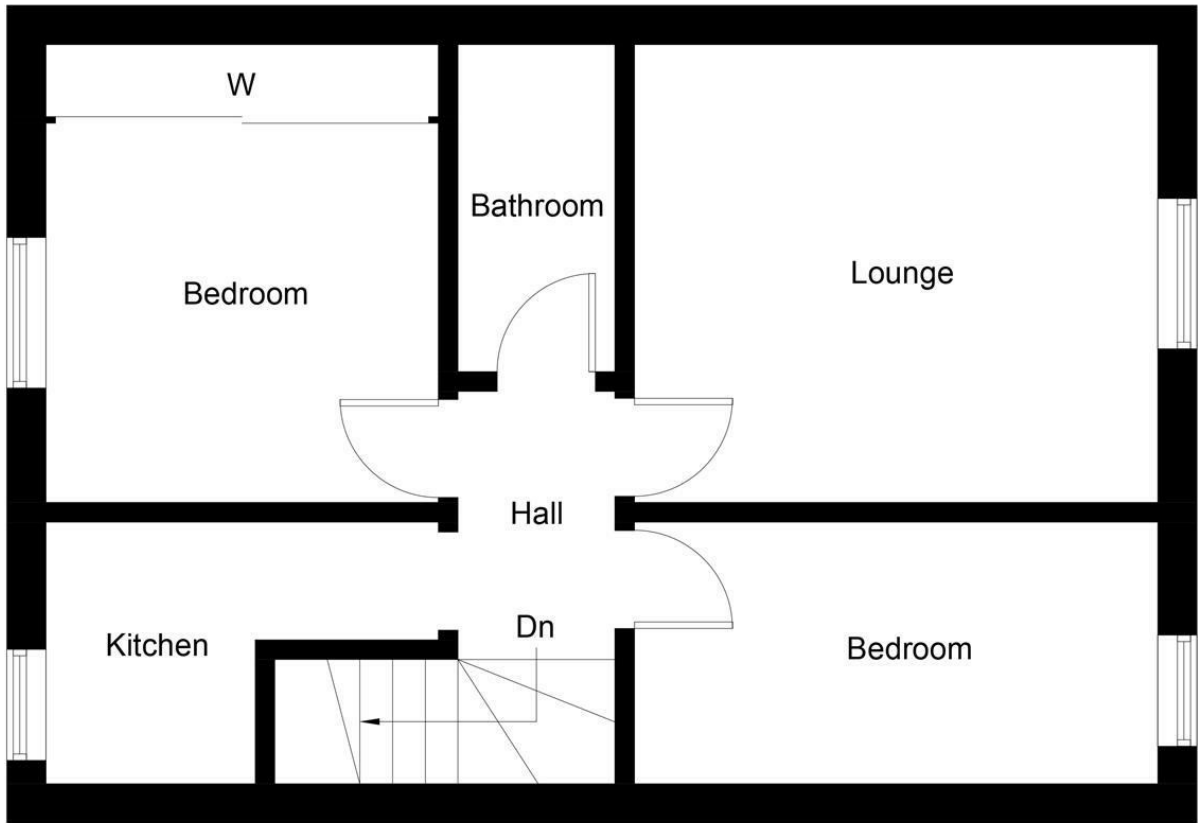
sought-after for its close proximity to the City Centre as well as other nearby amenities such as shops, restaurants, salons, Perth Leisure Pool and two reputable Primary Schools just a short walk away. For the commuter, Perth Bus & Train Stations are both just five minutes walk away from this property's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





- 2 Double Bedrooms
- Sought After Location
- Great Location, Close To All Local Amenities
- Gas Central Heating and Double Glazing
- Extra Room/ Storage In The Floored Attic
- Double Fitted Wardrobe in Master Bedroom





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		61	72
(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		55	70
(39-54) E			
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