

Simple Approach



Estate Agents



**8m Tulloch Road, Perth**

**Perthshire PH1 2SN**

**Offers over £35,000**

Simple Approach are pleased to welcome this bright, spacious and very well presented Quarter Share top floor flat within the modern development on Tulloch Road to the residential market. Sold as a quarter-share this beautiful property is the perfect purchase for any first time buyer or small family looking for an affordable home to start them on the property ladder, comprising a tastefully decorated lounge, a separate dining kitchen, two double bedrooms with ample fitted storage and a modern family bathroom with shower over bath facility. This property also comes with a large, partially floored, accessible attic space ideal for storage. Boasting sought-after features such as gas central heating, double glazing, a secure entry system and an allocated parking space this property offers buyers modern living within a sought-after development and could not be better located for quick access into Perth City Centre and to routes accessed by the Inveralmond/ Broxden Roundabout such as Dundee, Edinburgh and the Central Belt. Viewing is absolutely essential to appreciate the quality of home on offer, as well as the fantastic location.

### Entrance Hallway

14'7" x 3'9" (4.47 x 1.15)

### Bedroom 1

10'1" x 12'7" (3.08 x 3.85)

### Bedroom 2

10'4" x 11'1" (3.16 x 3.40)

### Bathroom

7'7" x 5'8" (2.33 x 1.74)

### Lounge

17'6" x 10'8" (5.35 x 3.26)

### Kitchen

9'3" x 14'11" (2.82 x 4.57)

### External

Externally this building has a private residents car park with

an allocated parking space for each property. The building and grounds are maintained by Caledonia Housing Association at an additional monthly rate paid directly to them. This monthly amount also covers buildings insurance, cleaning of stairwell, communal lighting and the upkeep of the external grounds including the front lawn and residential car park.

### Location

This property could not be better situated for its locality to nearby amenities including all businesses and shopping found in the Inveralmond Industrial Estate, as well as being a short drive away from a Tesco Supermarket on Crieff Road. The number 1 and 2 bus stops directly across the road from this property which allows quick access into Perth City Centre for all local amenities and further High Street shopping. For the commuter this property is ideally placed as both the Broxden & Inverlamond roundabouts are within short driving distance, providing quick motorway links to larger cities such as Dundee, Edinburgh, Inverness & Glasgow. Close walk/cycle into town via Lade path.

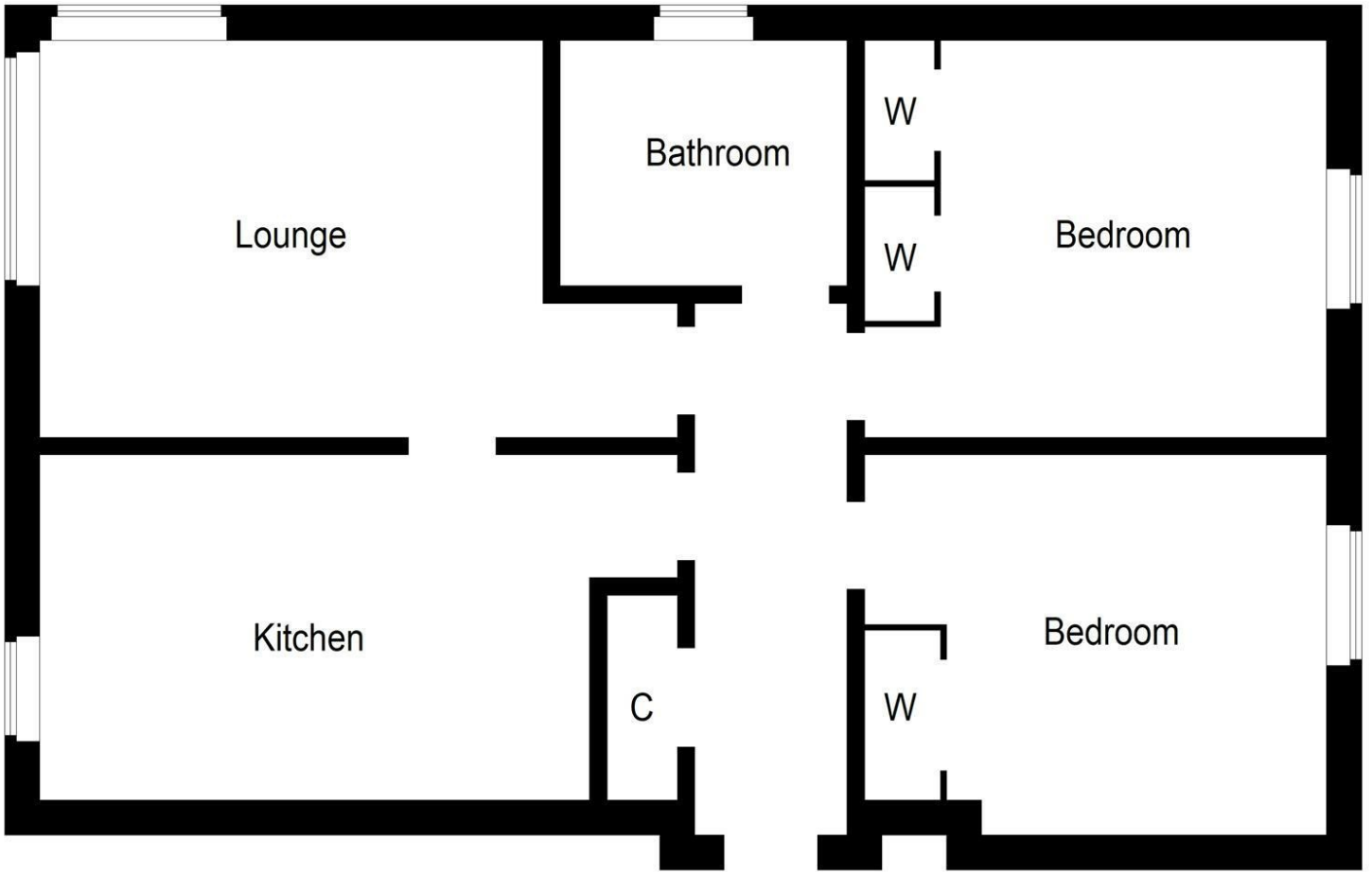






- Quarter-Share Property
- Two Double Bedroom With Ample Storage
- Modern Kitchen/Diner
- Double Aspect Views Across Local Park
- Gas Central Heating & Double Glazing
- Allocated Parking
- Secure Cycle Store





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		80	81
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Scotland</b>		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) <b>A</b>			
(81-91) <b>B</b>		83	83
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>Scotland</b>		EU Directive 2002/91/EC	