

Simple Approach



**67 Glover Street, Perth**  
**Perthshire PH2 0JP**

**Offers over £124,950**

Simple Approach are delighted to welcome this captivating two-bedroom flat situated in the very desirable area of Craigie. This property is ideally placed to take full advantage of nearby amenities as well as its accessibility to the City Centre of Perth - located just minutes away. This beautiful home comes to the market in exceptional condition throughout, comprising; a bright spacious lounge, a beautifully presented kitchen, two good sized bedrooms and a modern fitted bathroom. Boasting sought-after features such as double glazing, gas central heating and a back garden. This property lends itself to a wide range of buyers and would be perfect for any first-time buyers looking for a well located home in fantastic move in condition throughout. Viewing is essential to appreciate the overall package on offer, with particular note to the beautiful condition and excellent situation

**Lounge**

12'3" x 11'9" (3.75 x 3.59)

**Kitchen**

10'11" x 7'2" (3.35 x 2.20)

**Bathroom**

5'5" x 7'4" (1.67 x 2.26)

**Bedroom 1**

11'11" x 9'5" (3.65 x 2.88)

**Bedroom 2**

12'0" x 6'3" (3.67 x 1.92)

**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

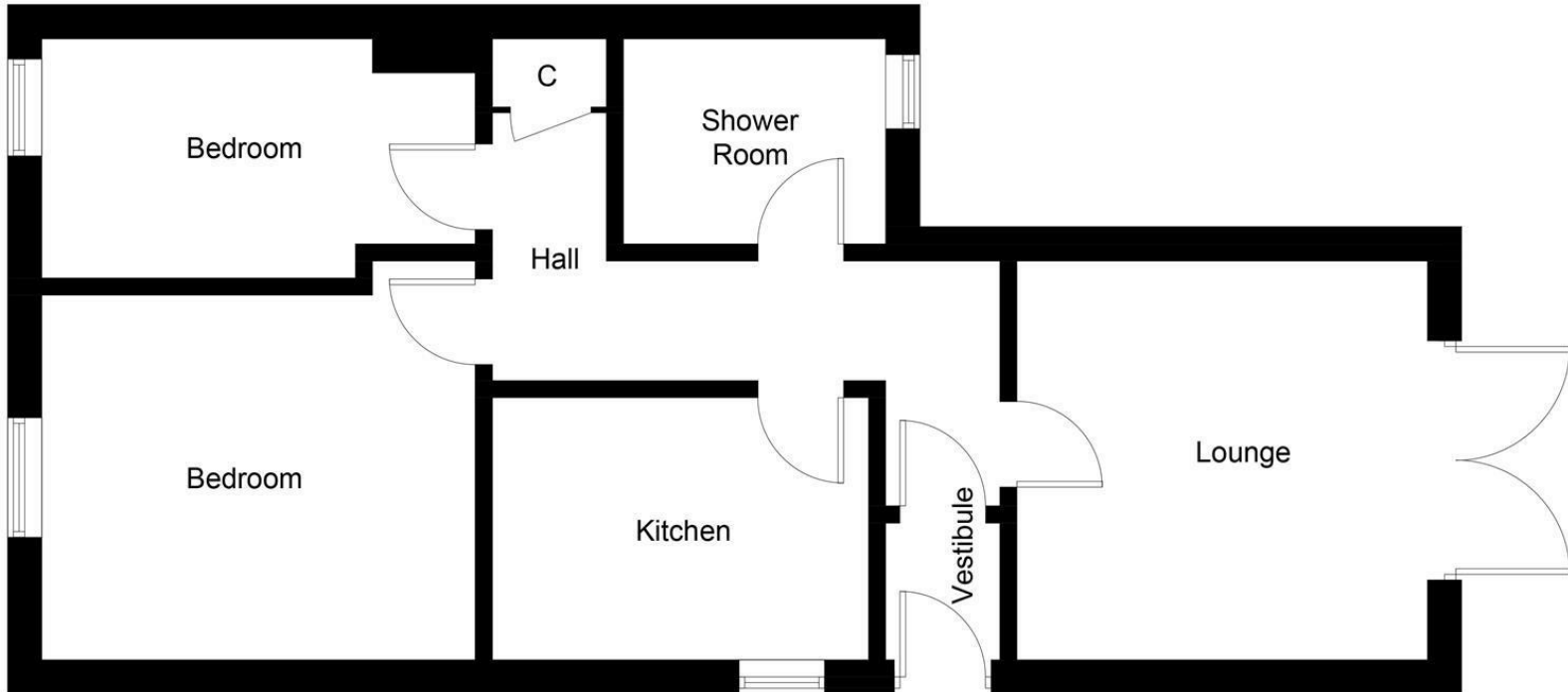
Schools just a short walk away. For the commuter, Perth Bus & Train Stations are both just five minutes walk away from this property's doorstep for quick links into Dundee, Edinburgh and Glasgow.





- Two Bedroom Flat
- Gas Central Heating And Double Glazed Throughout
- Private Parking To The Front For One Car
- Excellent Move-In Condition
- Sought After Location
- Private Rear Garden
- Ideal First Time Purchase





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