

Simple Approach



**9A Bridgeton Brae, Perth
Perthshire PH1 3JZ**

Offers over £79,000

Simple Approach are excited to welcome this beautifully presented one bedroom ground floor flat in the highly sought after area of Almondbank to the Perthshire market. This lovely home comprises of a bright and welcoming entrance hall, onto a recently-carpeted lounge with modern, open-plan kitchen, a spacious and stylish shower room and a good-sized double bedroom with newly fitted wardrobes, boasting sought-after features such as UPVC double glazing, private residential parking and ample fitted storage throughout. This property could not be better located for its tranquil village setting set away from any road but does not compromise its locality to nearby amenities such as a shop, village hall and a pub all within walking distance of this property' doorstep. The present owner has taken great care to maintain the property to a good standard and so has ensured this tastefully-decorated home to be an ideal purchase for any first time buyer or buy to let investor looking for a well-located property in move-in condition throughout- which only viewing will confirm.

Lounge

16'1" x 11'11" (4.92m x 3.64m)

Bedroom

11'2" x 7'9" (3.41m x 2.37m)

Kitchen

7'8" x 6'9" (2.35m x 2.07m)

Shower Room

11'5" x 5'4" (3.49m x 1.64m)

External

Externally this property benefits from a private residential car park, offering ample off-street parking for each resident in the building. The surrounding grounds are communally-owned and have been very well maintained by all owners, with a garden shed included in the sale of this property which is in very good condition.

The communal drying greens are mostly laid to lawn with a decoratively-chipped border surrounding the edge of this ground floor flat, all are very easily maintained.

Location

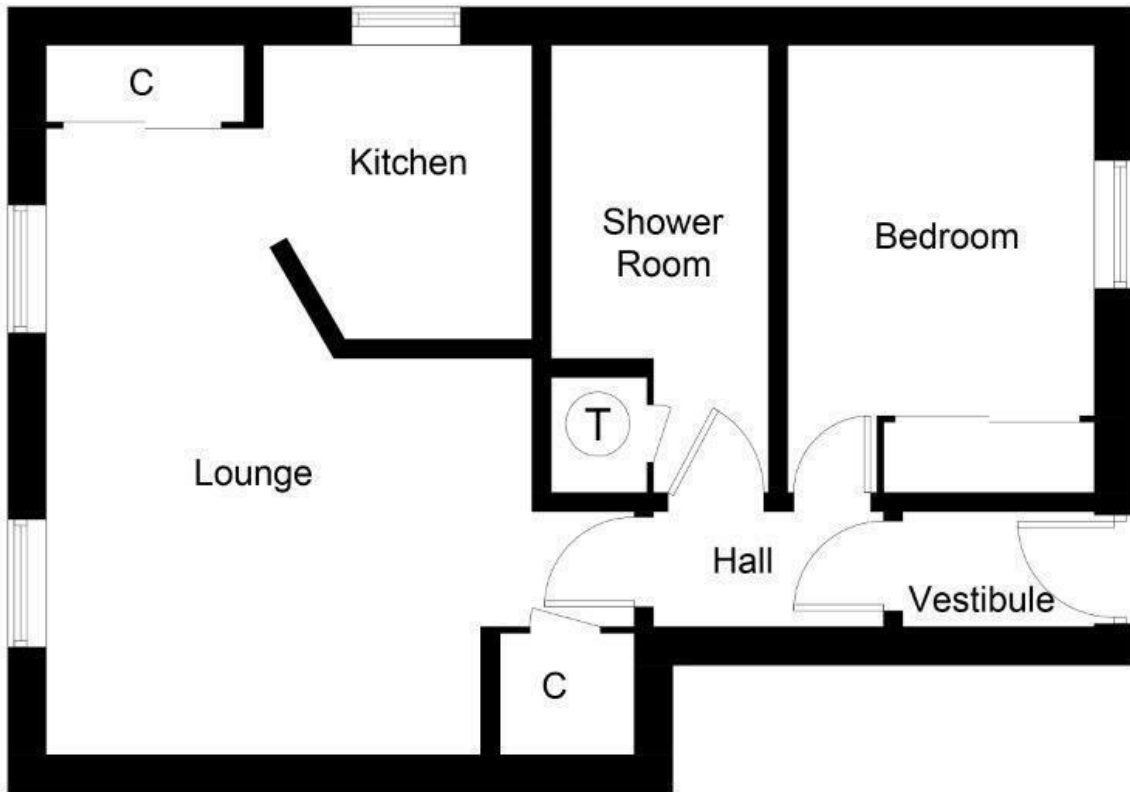
The village of Almondbank has recently become a very desirable area to live within Perthshire, due to its close proximity and easy commuting distance to Perth City just a couple of miles away, as well as to larger Cities further afield such as Dundee, Edinburgh and Glasgow via the nearby Inveralmond and Broxden roundabouts. The village itself is well-known for its picturesque surroundings as well as its beautiful fields and riverside walks.





- Beautifully Presented Ground Floor Flat
- Sought-After Village Location
- New Dimplex Heating Panels with Timers Fitted
- Modern Fitted Kitchen
- Private Residential Car Parking
- UPVC Double Glazing





Ground Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		77
(81-91) B		
(69-80) C		
(55-68) D	57	
(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		61
(81-91) B		
(69-80) C		
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
Scotland		EU Directive 2002/91/EC