

Simple Approach



Estate Agents



**10 Malcolm Court, Fairfield Avenue, Perth
Perthshire PH1 2TJ**

£77,000

Simple Approach are pleased to welcome the fantastic investment that is this spacious first floor flat in Malcolm Court to the residential market. Set within the heart of the ever popular area of Perth this property is within walking distance to all local amenities such as nearby shops, primary schools and regular bus routes to and from Perth City Centre, as well as being close to a large Supermarkets situated just minutes away. The property comprises a spacious lounge with light laminate flooring, a kitchen with fitted cupboards, two double bedrooms and a family bathroom with shower over bath facility. This property lends itself to a number of buyers due to its massive potential, size and location but would perhaps be best suited to a first time buyer or buy-to-let investor looking for an investment or a property to modernise into a lovely family home. Viewing is essential to appreciate the full package on offer.

Entrance Hallway

8'0" x 3'6" (2.45 x 1.09)

Lounge

14'0" x 13'2" (4.29 x 4.02)

Kitchen

9'6" x 9'1" (2.91 x 2.78)

Bedroom 1

8'5" x 13'1" (2.58 x 4.01)

Bedroom 2

9'3" x 9'9" (2.82 x 2.98)

Bedroom 3

14'0" x 13'1" (4.28 x 4.01)

Bathroom

8'7" x 5'11" (2.64 x 1.82)



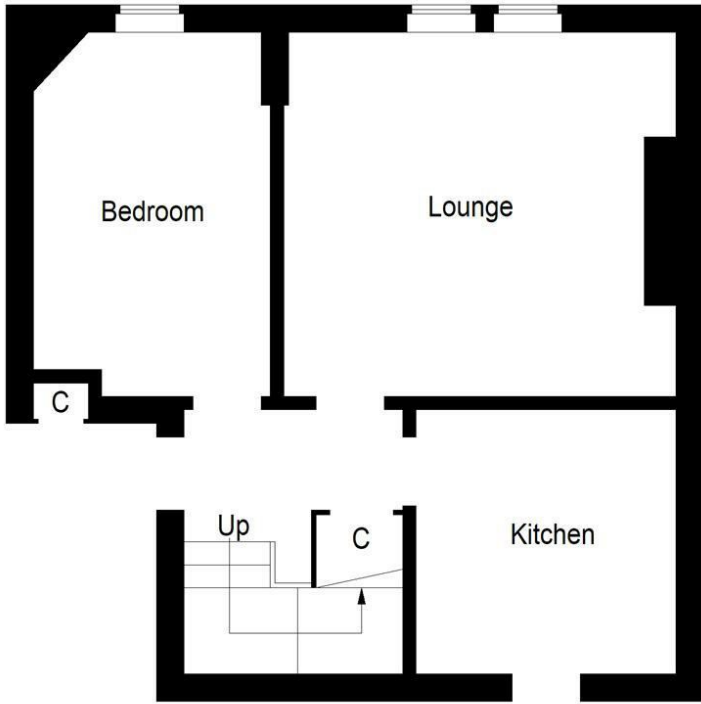


- 3 Bedroom Flat
- Spacious Rooms

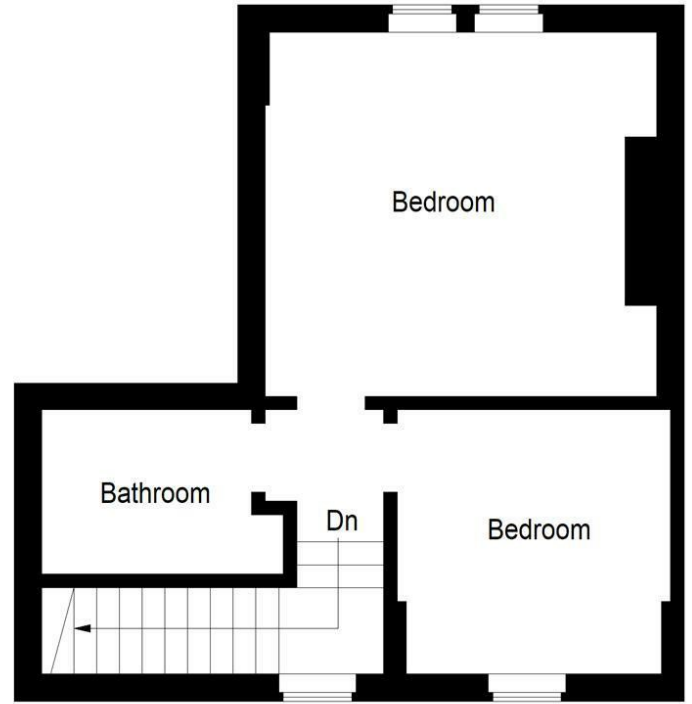
- Communal Garden Space
- Ideal First Time Purchase Or Investment Opportunity

- Close To All Local Amenities
- Sought After Location





Ground Floor



First Floor



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