

Simple Approach



44a Gray Street, Perth  
Perthshire PH2 0JL

Offers over £103,000

Simple Approach are excited to bring the market this stunning two bedroom ground floor flat in a sought after area. Set within the ever popular Craigie area of Perth, this beautiful home is within walking distance of the City Centre as well as local shops, restaurants and a large supermarket- perfect for any purchaser looking to be within a conveniently located property in move-in condition. This good sized property comprises a bright lounge with a decorative fire place, a modern kitchen with access to the rear garden, two good sized bedrooms with built in wardrobes and a stylish shower room. Boasting sought-after features such as gas central heating, double glazing, front and back gardens this property lends itself to a number of buyers but would perhaps be best suited to a first time buyer or purchasers needing ground floor accommodation within a sought-after location.

**Entrance Hallway**

15'7" x 3'6" (4.75 x 1.07)

**Livingroom**

10'10" x 16'2" (3.32 x 4.94)

**Kitchen**

8'11" x 9'8" (2.73 x 2.95)

**Bedroom 1**

12'0" x 10'11" (3.66 x 3.33)

**Bedroom 2**

10'7" x 9'8" (3.24 x 2.95)

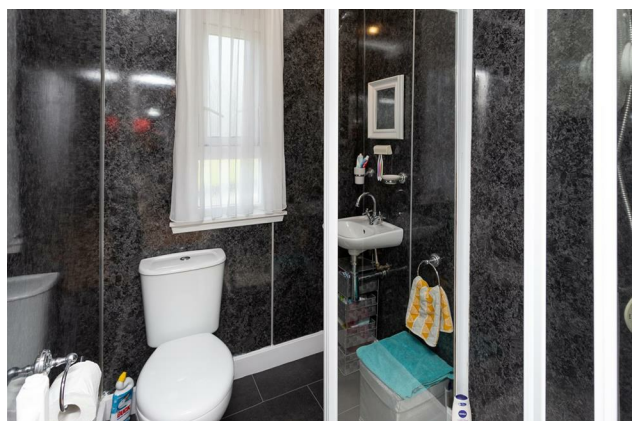
**Bathroom**

5'9" x 7'6" (1.76 x 2.31)





- Two Double Bedrooms
- Move-In Condition Throughout
- Gas Central Heating and Double Glazing
- Bright And Spacious Accommodation
- Sought After Location
- Close To All Local Amenities
- Large Garden





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	77
(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>		
(69-80) <b>C</b>	73	78
(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