

Simple Approach



**65 Balvaird Place, Perth  
Perthshire PH1 5DZ**

**Offers over £114,950**



Simple Approach are delighted to welcome this spacious and well presented Ground Floor Flat on Balvaird Place to the residential market. Set in the heart of the ever popular area of Muirton this ideal first time purchase comes to the market in great condition throughout, comprising; a warm and welcoming hallway through to a bright, spacious lounge, a stylish fitted kitchen, two good sized bedrooms and a fully fitted bathroom with a shower over bath facility. This property is ideally situated to take advantage of nearby amenities such as shops, post office and reputable schooling all within walking distance, as well as further amenities found at Inveralmond Industrial Estate and Perth City Centre found just minutes away in either direction. This property has been well-maintained by the present owner with fresh, tasteful decoration, bathroom and fully fitted kitchen all on offer to the purchaser. Boasting sought-after features such as gas central heating double glazing, a well-maintained garden to the rear which lends itself to a wide range of buyers and is the perfect purchase for any first time buyer, growing family or investor looking for a well-placed home in great condition throughout.

### **Livingroom**

14'2" x 12'7" (4.34 x 3.86)

### **Bedroom 1**

10'3" x 8'9" (3.14 x 2.69)

### **Bedroom 2**

9'5" x 8'10" (2.89 x 2.70)

### **Kitchen**

9'5" x 9'5" (2.88 x 2.89)

### **Bathroom**

9'2" x 5'9" (2.80 x 1.77)

### **Location**

Set within the the heart of Muirton this property could not be better situated for its locality to nearby amenities such as a shop, a reputable primary school, The Grammar School and St. Johns to name just a few. There are

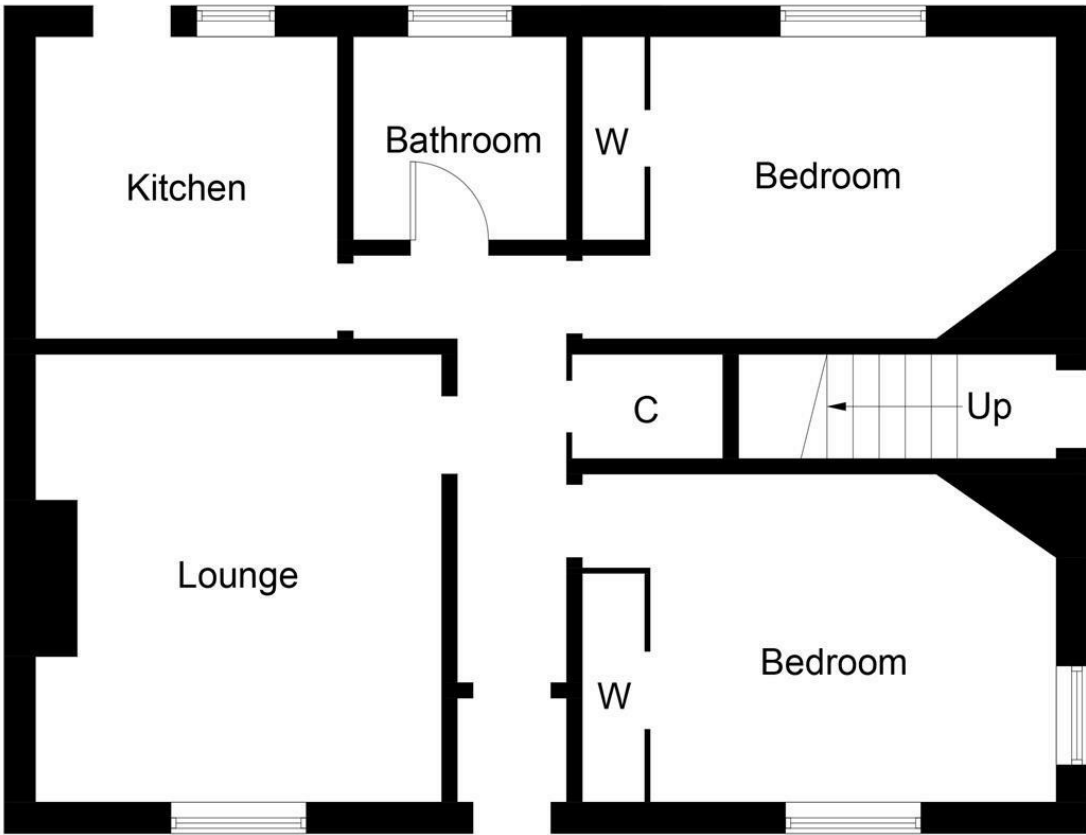
regular bus routes that come within walking distance of this property for quick access to and from Perth City Centre and the Inveralmond Roundabout is just a few minutes drive away for quick routes into Inverness, Edinburgh, Dundee and the Central Belt, ideal for the commuter.





- Two Bedroom Ground Floor Flat
- Great Move In Condition
- Private Back Garden
- Great Sought After Location
- Gas Central Heating & Double Glazing
- Ideal First Time Purchase





Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland		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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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