

Simple Approach



**25B Dunkeld Road, Perth
Perthshire PH1 5RN**

Offers over £99,950

Simple Approach are delighted to welcome this spacious and well presented ground floor flat on Dunkeld Road to the residential market. This lovely home has good sized accommodation throughout and comprises a spacious lounge, a breakfasting kitchen with integrated appliances, two double bedrooms and a stunning, fresh white bathroom with shower over corner bath facility. Boasting sought-after features such as gas central heating, double glazing and allocated parking space this executive flat offers all of the modern benefits of a family home without compromising locality to nearby shops, restaurants and the close proximity to a vibrant city centre. Set off one of the main arteries on the outskirts of the City Centre of Perth this property is ideally placed to take advantage of all amenities found on the High Street just minutes away and could not be better located for its close proximity to both Perth Train & Bus Stations- ideal for the commuter. Due to the overall space and excellent location this property lends itself to a wide range of buyers and would be the perfect purchase for any first time buyer or buy to let investor.

Lounge

15'3" x 14'2" (4.65 x 4.34)

Entrance Hallway

19'5" x 3'1" (5.93 x 0.96)

Kitchen

9'5" x 8'7" (2.89 x 2.63)

Bedroom 1

11'6" x 9'1" (3.53 x 2.78)

Bedroom 2

7'10" x 11'0" (2.39 x 3.36)

Bathroom

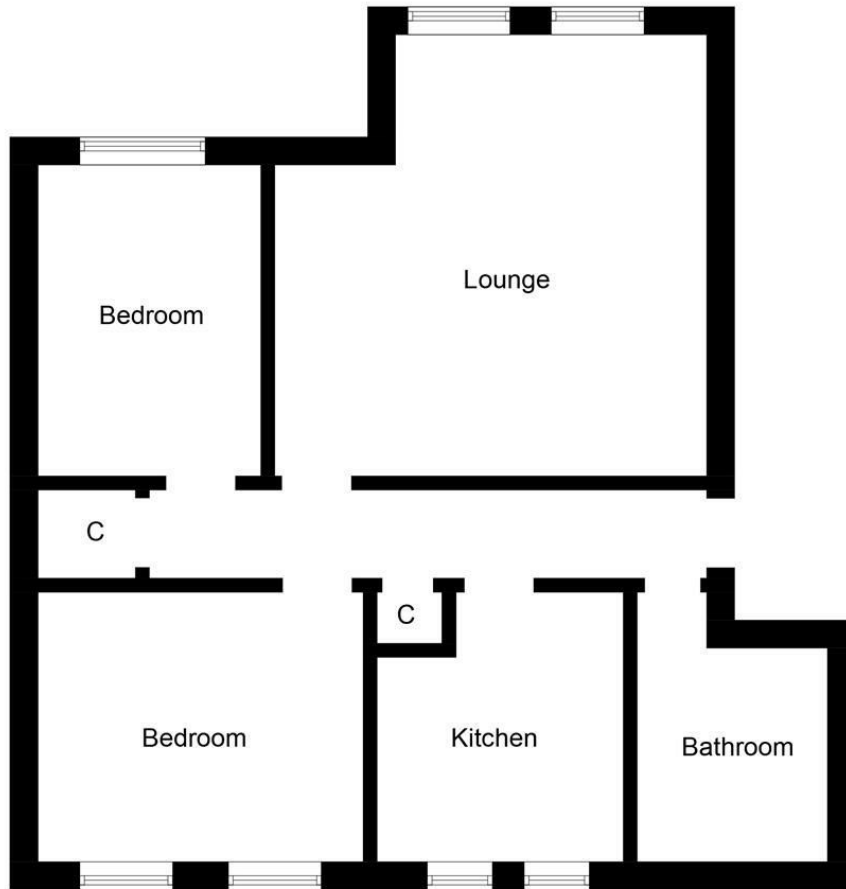
6'10" x 7'6" (2.09 x 2.29)





- Allocated Parking Spot
- Gas Central Heating And Double Glazing
- Two Sizable Bedrooms
- Close To All Local Amenities
- Ground Floor Flat
- Move In Immaculate Condition





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		
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