

Simple Approach



**113 Potterhill Gardens, Perth
Perthshire PH2 7EE**

Offers over £95,000

Simple Approach are delighted to bring this two bedroom flat in the sought-after location of Potterhill Gardens to the market. This bright and spacious property is an ideal purchase for any first time buyer or property investor looking for a well-located flat with neutral decoration throughout and ample living space. This home consists of a sizeable lounge area, a good sized kitchen, WC, and further benefits from two large bedrooms. Boasting sought-after features such as Double Glazing and ample on street parking Perspective Purchasers are offered a fantastic opportunity to live within walking distance of Perth City Centre and catchment schooling at Kinnoull Primary. Viewing is essential to appreciate the potential of this great property.

Entrance Hallway

19'1" x 4'7" (5.82 x 1.40)

Bathroom

7'2" x 6'2" (2.20 x 1.89)

Bedroom 1

11'10" x 10'1" (3.62 x 3.09)

Bedroom 2

10'1" x 11'10" (3.08 x 3.62)

Kitchen

10'0" x 9'9" (3.05 x 2.98)

Livingroom

19'3" x 11'10" (5.89 x 3.62)

Location

Potterhill Gardens is ideally situated for its locality to

Perth City Centre which lies just across the River Tay towards the West. Within Bridgend itself is further amenities such as shops, hairdressers and a pub- all just a few minutes walk from this property's doorstep. For the commuter there are fantastic links to Dundee, Edinburgh and the Central Belt via the Dundee Road with quick access towards Scone, Coupar Angus & Blairgowrie in the other direction.



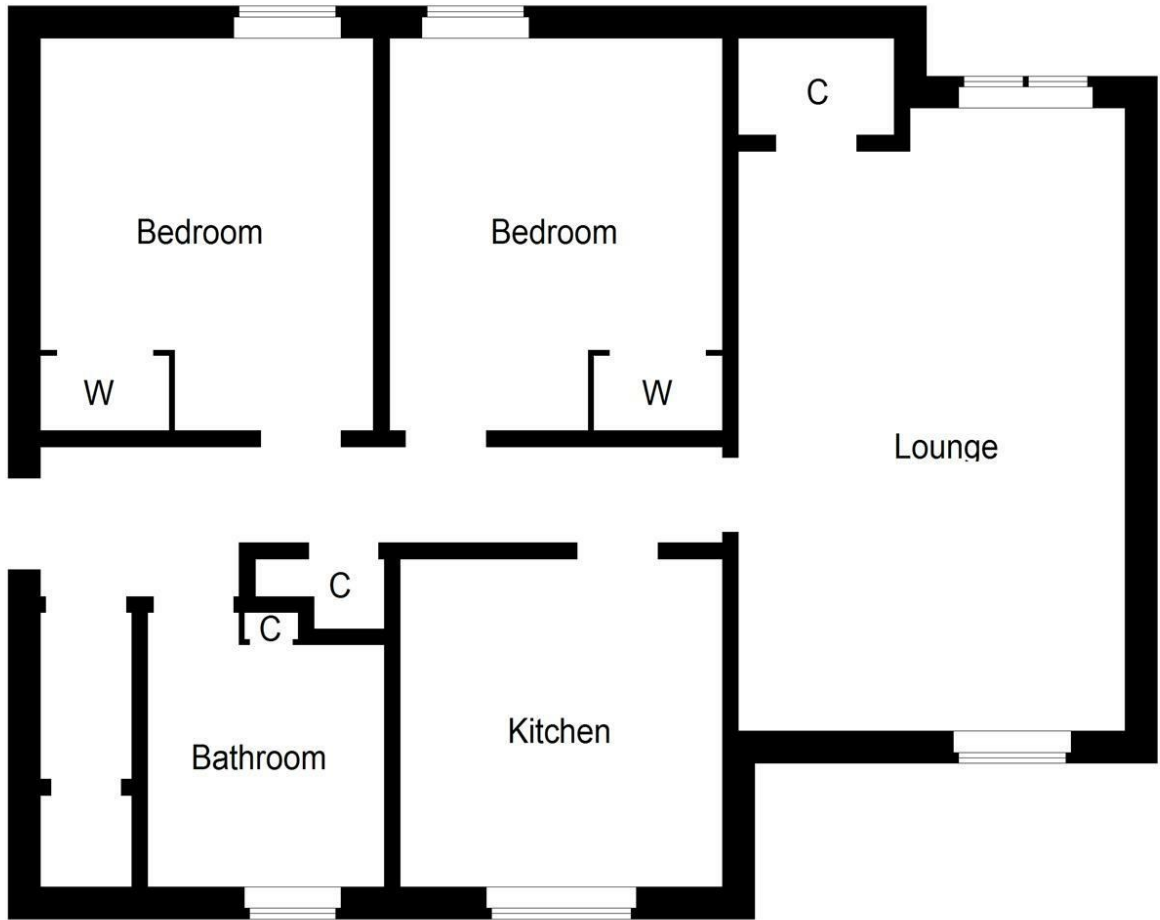



- Two Sizeable Bedrooms
- Sought After Location

- Ample Parking Available
- Close To All Local Amenities

- Electric Heating and Double Glazing
- Light, Neutral Décor Throughout





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			
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