

Simple Approach



**20 Tulloch Place, Perth
Perthshire PH1 2PR**

Offers over £88,000

Simple Approach are excited to welcome this very well presented first floor flat in Tulloch to the Perthshire market. Set in the heart of Tulloch this property is ideally placed to take advantage of nearby amenities including shops, a large supermarket, reputable primary schooling and all further shopping found in the Inveralmond Industrial Estate situated just minutes away. This property comes to the market in good condition throughout, comprising; a stylish fitted kitchen with ample storage, a bright spacious lounge, two sizable bedrooms and modern bathroom with shower over bath facility. This property also boasts sought-after features such as UPVC double glazing, , shared car parking and ample local amenities. Lending itself to a wide range of buyers including first time buyers. Viewing is highly recommended to appreciate the overall package on offer.

Entrance Hallway

21'5" x 4'0" (6.54 x 1.22)

Livingroom

16'3" x 11'2" (4.96 x 3.41)

Bathroom

4'9" x 9'4" (1.47 x 2.87)

Kitchen

10'0" x 10'6" (3.05 x 3.22)

Bedroom 1

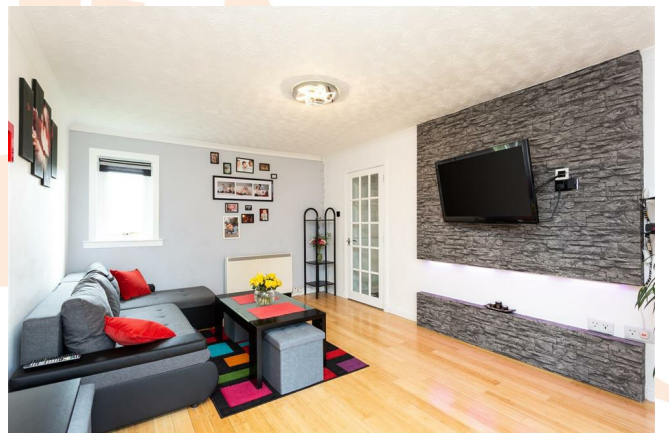
9'9" x 12'9" (2.99 x 3.91)

Bedroom 2

10'0" x 11'1" (3.05 x 3.38)

Location

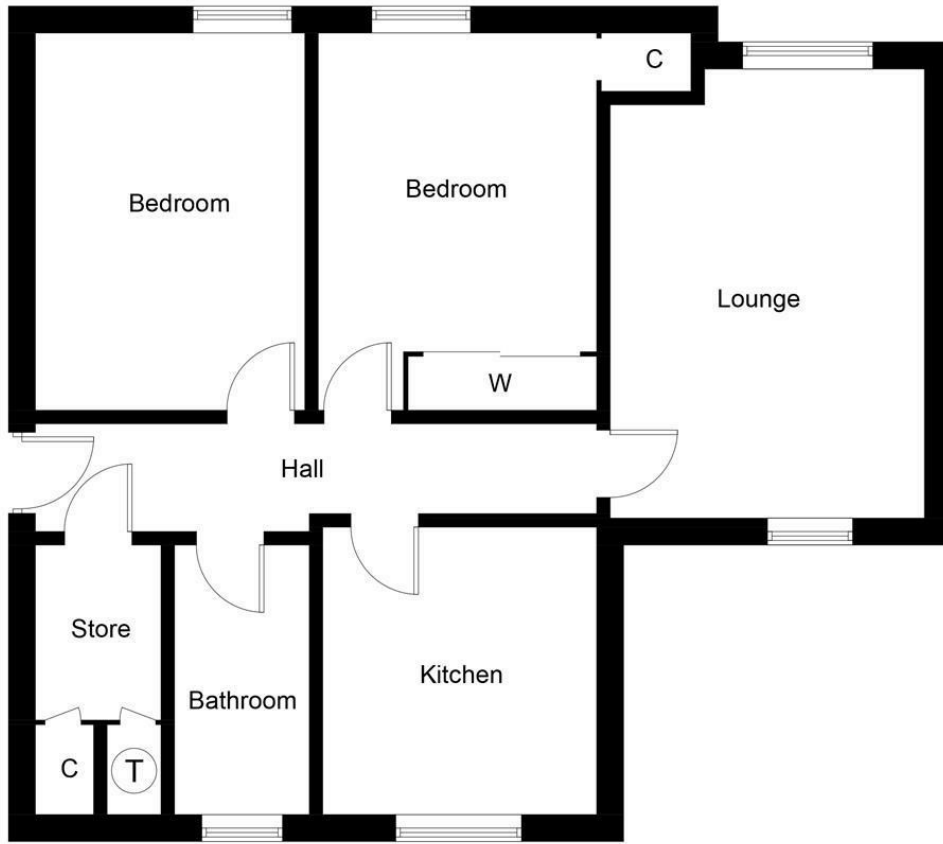
This property could not be better situated for its locality to nearby amenities including all businesses and shopping found in the Inveralmond Industrial Estate, as well as being a short drive away from a Tesco Supermarket on Crieff Road. The number 1 and 2 bus stops directly across the road from this property which allows quick access into Perth City Centre for all local amenities and further High Street shopping. For the commuter this property is ideally placed as both the Broxden & Inverlamond roundabouts are within short driving distance, providing quick motorway links to larger cities such as Dundee, Edinburgh, Inverness & Glasgow. Close walk/cycle into town via Lade path.





- First Floor Two Bedroom Flat
- UPVC Double Glazing
- Stylish Fitted Kitchen
- Close To All Local Amenities
- Modern Bathroom
- Good Move In Condition Throughout





First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
Scotland		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	55	63
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
Scotland		