

Simple Approach



**68. Dundee Road, Perth
Perthshire PH2 7BA**

Offers over £64,000

Simple Approach are delighted to welcome this well presented and well proportioned ground floor flat on Dundee Road to the residential market. Set on the edge of Perth across the water from the City Centre this property could not be better placed to take advantage of all amenities found on the High Street, without compromising the benefits of a peaceful home with communal external spaces. This warm and welcoming property comes to the market in excellent condition throughout and comprises a bright and spacious lounge, a large kitchen diner, a good sized double bedroom with ample fitted storage and bathroom with shower over bath facility. Offering spacious and modern accommodation throughout this property it is the ideal purchase for any first time buyer or people looking for a down size with easy living across one floor and boasts sought-after features such as gas central heating and double glazing to keep running costs to a minimum for the purchaser. Early viewing is highly recommended to appreciate the quality of home on offer, as well as the private garden and excellent location

Entrance Vestibule

3'4" x 4'8" (1.02 x 1.44)

Entrance Hallway

8'11" x 3'3" (2.74 x 1.01)

Livingroom

12'3" x 10'11" (3.75 x 3.34)

Kitchen

11'1" x 12'4" (3.39 x 3.76)

Bedroom

12'6" x 10'4" (3.83 x 3.16)

Bathroom

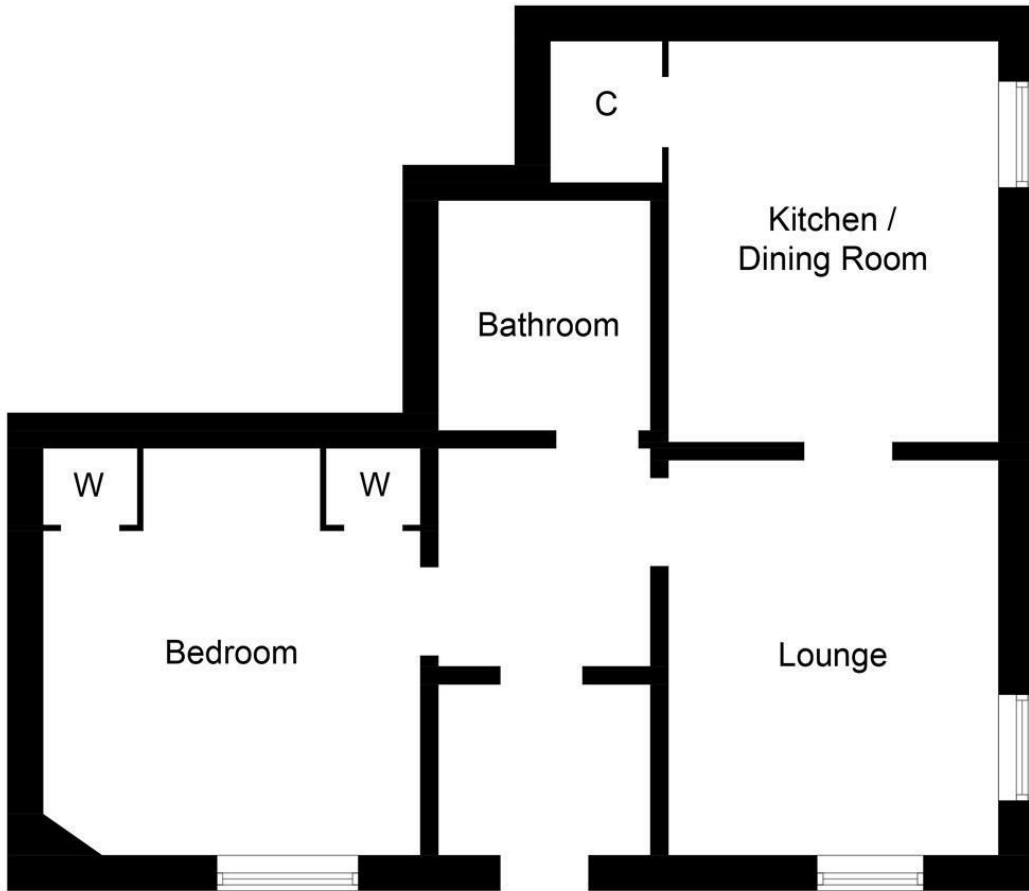
6'2" x 5'1" (1.88 x 1.57)





- One Bed, Ground Floor Flat
- Close To All Local Amenities
- Communal Rear Garden
- Ideal Purchase For A First Time Buyer
- Spacious Living Accommodation
- Gas Central Heating And Double Glazing





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	80
(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	73	84
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
Scotland		