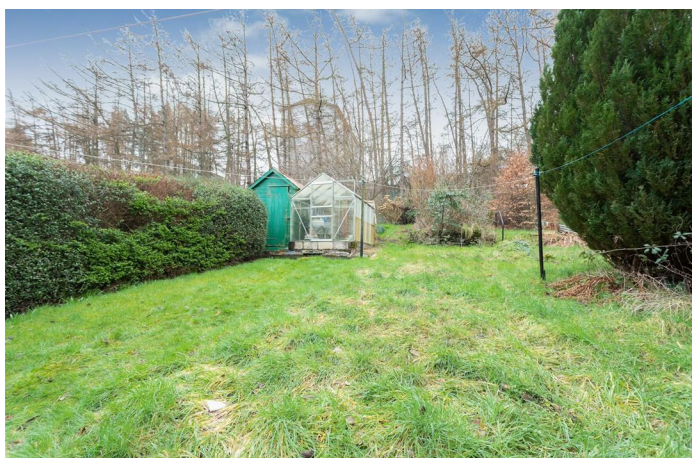


Simple Approach



**162a Crieff Road, Perth
Perthshire PH1 2PD**

Offers over £65,000

Simple Approach are pleased to welcome this spacious ground floor one bedroom apartment on Crieff Road to the residential market. This property is the perfect purchase for any first time buyer looking to get onto the property ladder and is looking for a generously proportioned property to start off with. This property is also very well suited to a buyer who would like to downsize. Set on the Crieff Road in Perth, this property could not be better situated for its locality to the City Centre as well as to the University of the Highlands & Islands and a nearby Supermarket just minutes away. Boasting sought-after features such as secure entry, large kitchen with ample room for a dining table, one good sized bedroom with built in storage, bathroom and off street parking. Buyers are offered a fantastic opportunity to purchase a home offering all the benefits of modern living within an accessible location within Perth, which only viewing will confirm.

Lounge

13'3" x 14'4" (4.04 x 4.39)

Kitchen

7'5" x 10'4" (2.27 x 3.16)

Bedroom

14'5" x 10'4" (4.40 x 3.17)

Bathroom

4'8" x 6'3" (1.44 x 1.91)

Entrance Hallway

16'4" x 3'4" (4.99 x 1.02)

Location

Crieff Road is one of the main arteries of Perth which

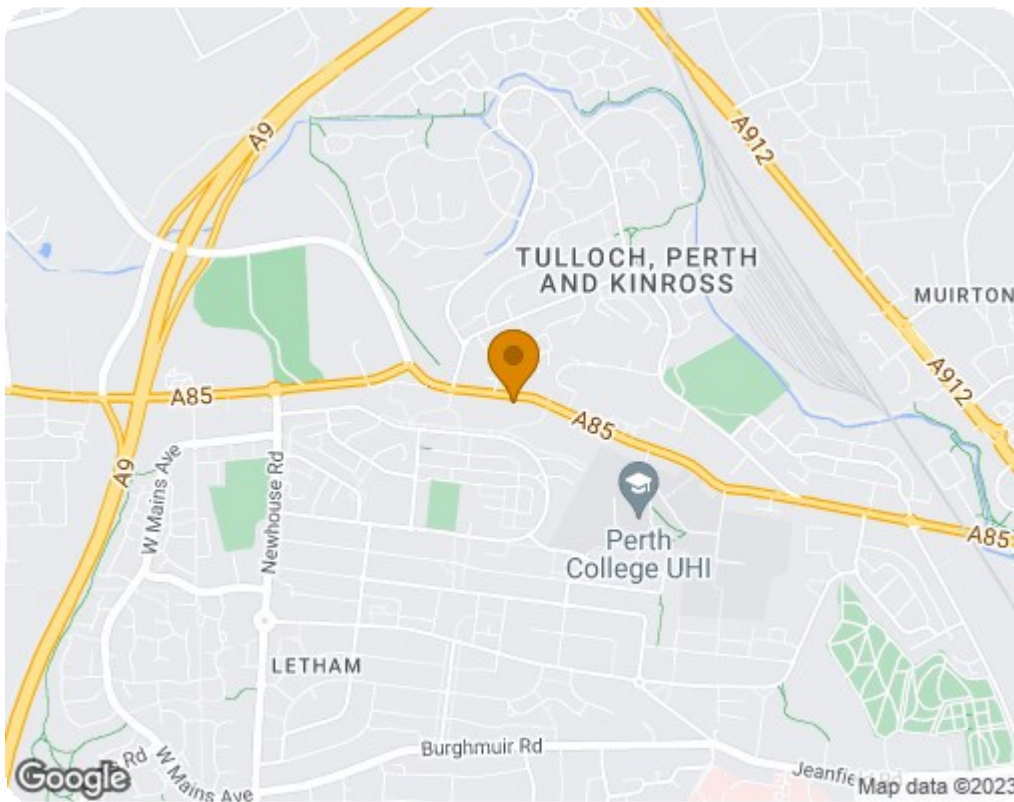
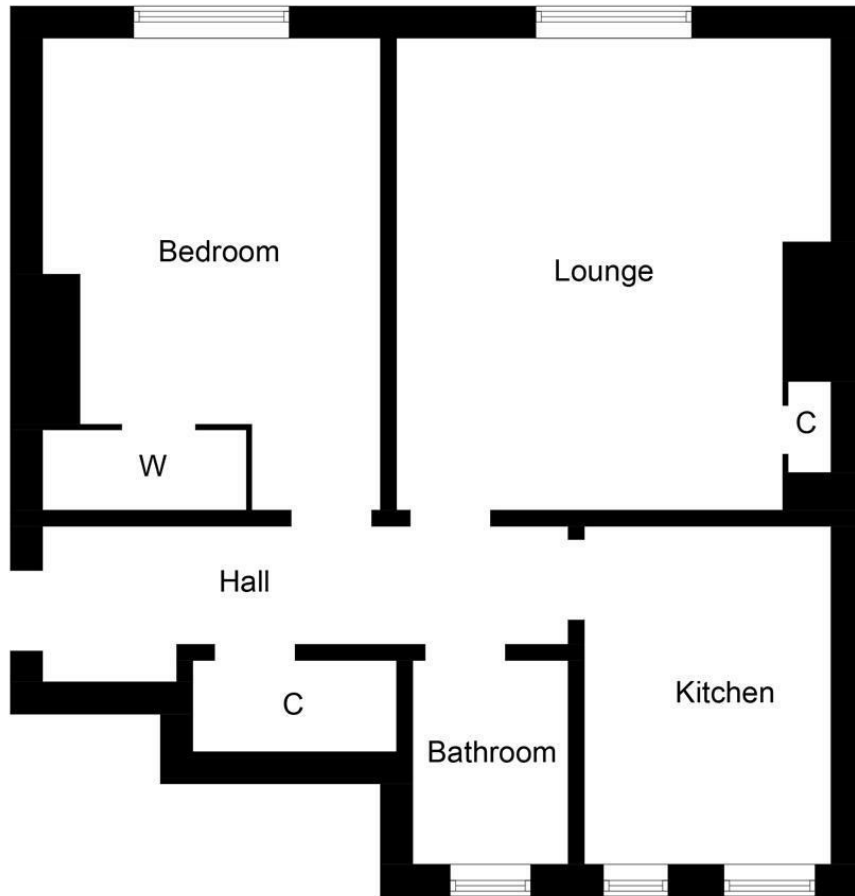
runs from the West of the City from the A85 Roundabout near Tesco Supermarket through to the Dunkeld Road junction towards the City Centre. This property offers buyers quick commuting routes in any direction including easy access to the A9 towards Glasgow, Inverness, Edinburgh & Dundee. There are also very regular bus routes to and from Perth City Centre for all High Street amenities as well as Perth Bus & Train Station all within very easy reach.





- Ground Floor One Bedroom Flat
- Sought After Location
- Double Glazing & Gas Central Heating
- Own Front Door
- Close To All Local Amenities
- Private Front & Back Garden
- Private Parking





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	79
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C		72	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	