

Simple Approach



Estate Agents



**3 Losset Road, Alyth
Perthshire PH11 8BT**

Offers over £93,000

Simple Approach are delighted to welcome this bright, spacious and very well presented three bedroom flat to the residential market. Set in the heart of the small Perthshire Town of Alyth, this property is ideally placed to take advantage of nearby shops, restaurants and reputable schooling, offering all the benefits of countryside living without compromising modern living with surrounding amenities within easy reach. This superb property comes to the market in good condition, comprising; an open plan lounge and modern fitted kitchen with integrated oven and hob, a bathroom, three sizable bedrooms with master ensuite shower room and all with fitted storage space – one of the bedrooms is currently being used as a useful office space. This property benefits from modern comforts such as from gas central heating, double glazing and ample street parking, lending itself to a wide range of buyers including first time buyers, Investors and families. Viewing is highly recommended to appreciate the overall package on offer.

Lounge/ Kitchen

15'2" x 22'8" (4.63 x 6.92)

8'9" x 5'9" (2.68 x 1.77)

Bedroom

10'0" x 8'6" (3.05 x 2.60)

Ensuite

5'9" x 6'0" (1.77 x 1.85)

Bedroom

10'10"x 8'0" (3.32x 2.45)

Bedroom

7'3" x 8'9" (2.21 x 2.69)

Utility Cupboard

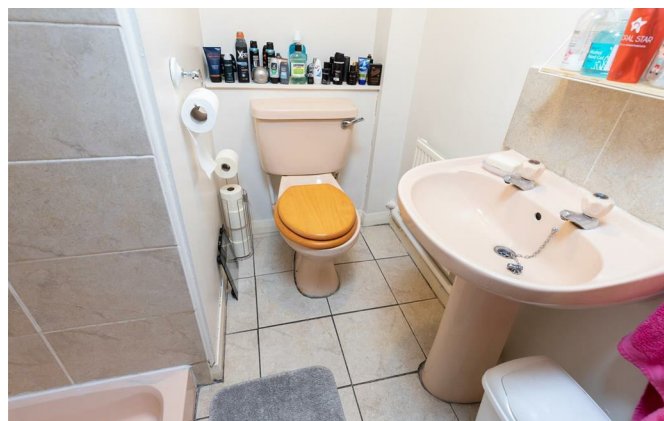
4'10" x 4'7" (1.49 x 1.41)

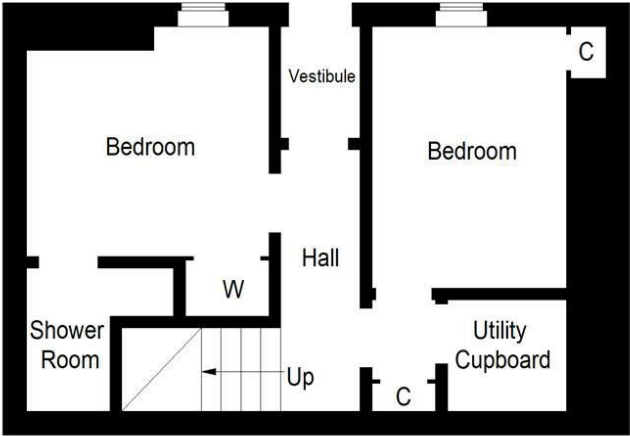
Bathroom



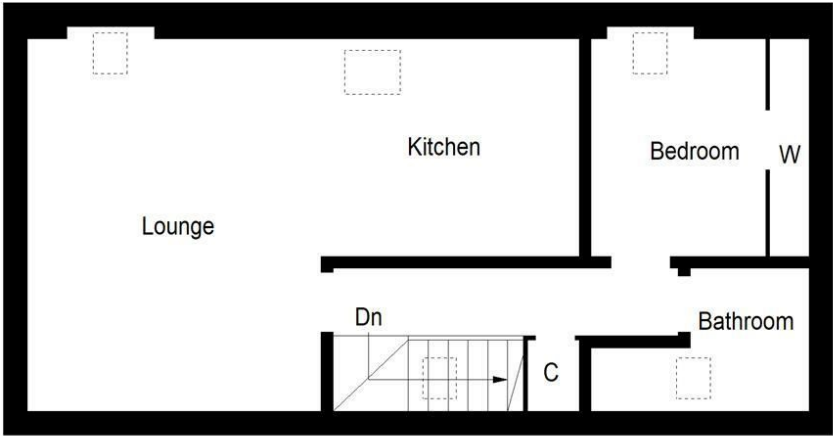


- Spacious 3 Bedroom Flat
- Ample Storage Space Throughout
- Desirable Village Location
- Open Plan Modern Kitchen/Lounge
- Gas Central Heating & Double Glazing
- Master En-Suite Shower Room
- Ample On Street Paring

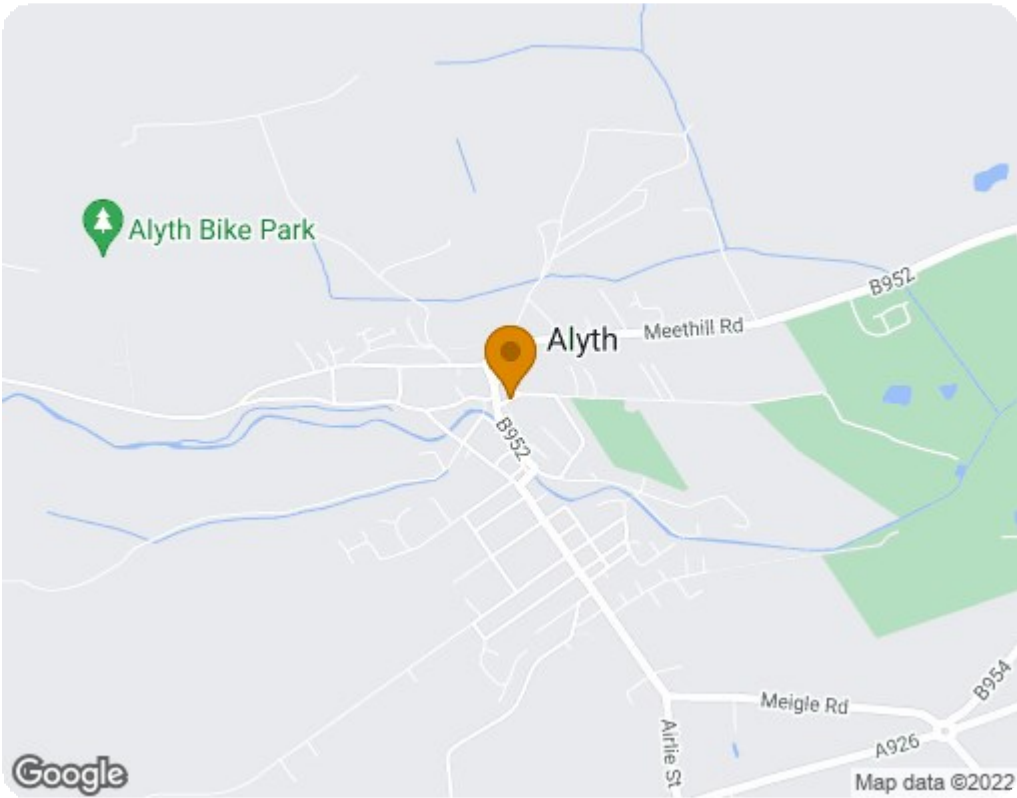




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	73	
(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		85
(81-91) B		
(69-80) C	72	
(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		