

Simple Approach



**121H Jeanfield Road, Perth
PH1 1GW**

Offers over £162,950

Simple Approach are pleased to welcome this immaculately presented, third floor apartment on the ever popular Jeanfield Road to the residential market. Set just a short distance away from Perth City Centre, this property lends itself to many buyers looking for a central located property in one of the more sought after locations in Perth. This lovely flat provides modern living such as private residential parking, gas central heating and triple glazing. This property enjoys 2 sizable bedrooms both with useful fitted storage space, a very stylish lounge, a modern fitted kitchen with integrated appliances and chic bathroom with shower over bath facility and underfloor heating. Viewing is essential in order to appreciate the overall beautiful design and fantastic condition on offer at Jeanfield Road.

Lounge

17'8" x 10'8" (5.41 x 3.27)

Kitchen

8'2" x 12'0" (2.50 x 3.66)

Bedroom

8'5" x 17'6" (2.58 x 5.35)

Bedroom

13'10" x 6'9" (4.22 x 2.08)

Bathroom

8'5" x 5'4" (2.58 x 1.65)

Entrance Hallway

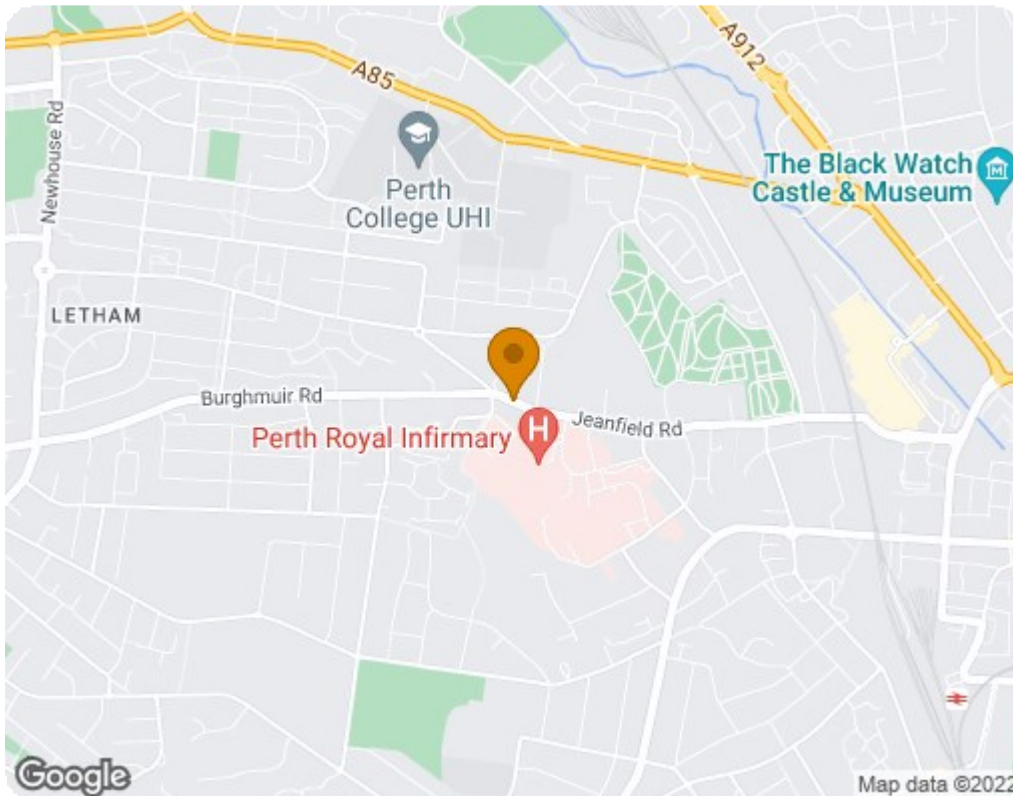
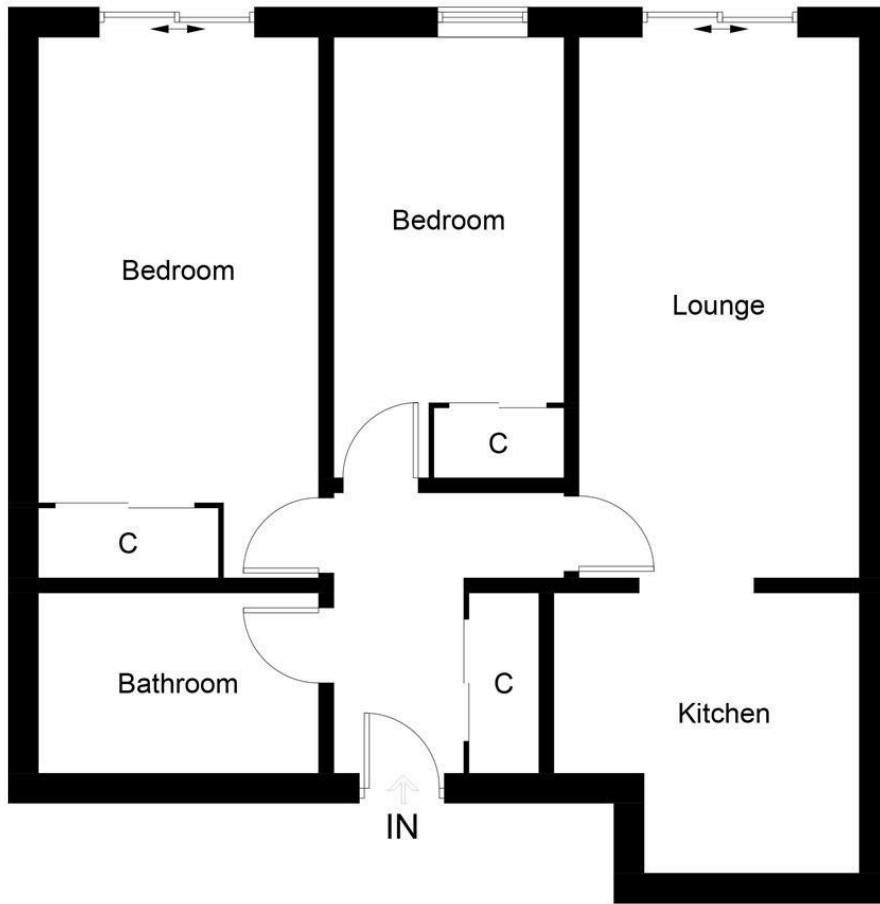
9'5" x 7'7" (2.88 x 2.33)





- Stylish Design Throughout
- Modern Fitted Kitchen
- Allocated Parking Space
- CCTV Installed Throughout & Outdoor Drying Green
- Two Generous Bedrooms With Fitted Storage
- Highly Sought After Location
- Chic Bathroom
- Stunning Lounge
- Gas Central Heating & Triple Glazing
- Fibre Speed Broadband & Media Wiring In Lounge





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(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	87	87
(69-80) C		
(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		