

Simple Approach



14 Priory Place, Perth
Perthshire PH2 0DT
Offers over £138,000

Simple Approach are delighted to welcome this well presented Two Bedroom First Floor Apartment on Priory Place in Craigie to the residential market. This unique property comprises of two large double bedrooms, a modern kitchen with adjoining open plan dining/lounge area, a further bright main lounge with large window allowing lots of natural light in, a bathroom with shower over bath facility and handy WC. The master bedroom is fitted with ample built in wardrobes perfect for clothes lovers and storage. This property benefits from its great location, double glazing and gas central heating. Priory Place would be the ideal home for any first time buyers or clients looking to downsize to a spacious first floor apartment. This property has a beautifully maintained communal rear garden with two separate small private areas that are currently used as flower beds. Only a viewing can confirm what is on offer here at this stunning property.

Entrance Hallway

7'5" x 6'7" (2.27 x 2.01)

5'2" x 2'7" (1.60 x 0.80)

Lounge

12'6" x 9'3" (3.82 x 2.83)

Kitchen/ Diningroom

18'6" x 12'11" (5.65 x 3.95)

Bedroom

12'0" x 16'2" (3.67 x 4.93)

Bedroom

9'3" x 9'1" (2.83 x 2.77)

Bathroom

6'7" x 8'3" (2.01 x 2.54)

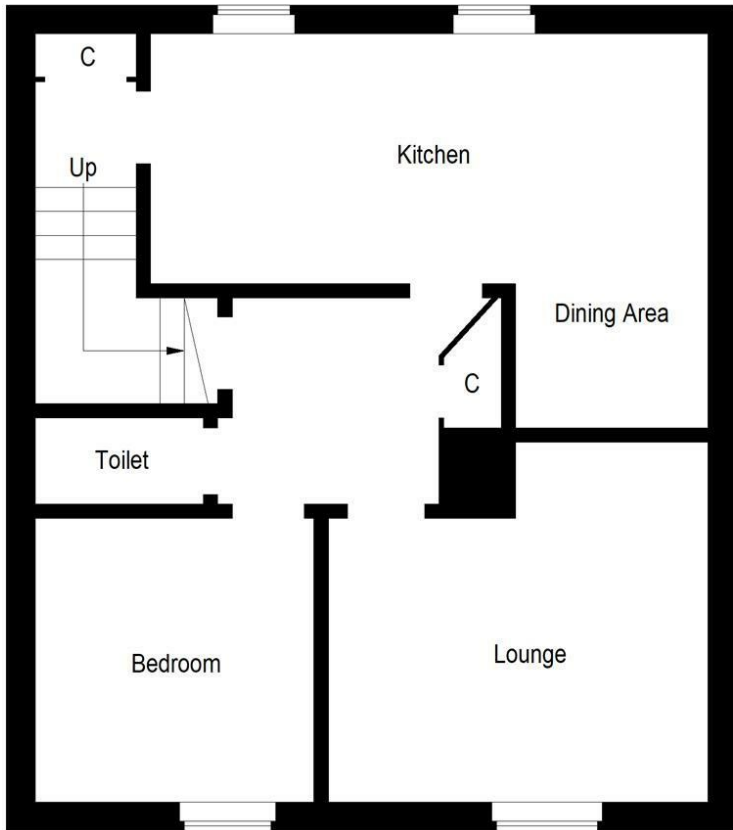
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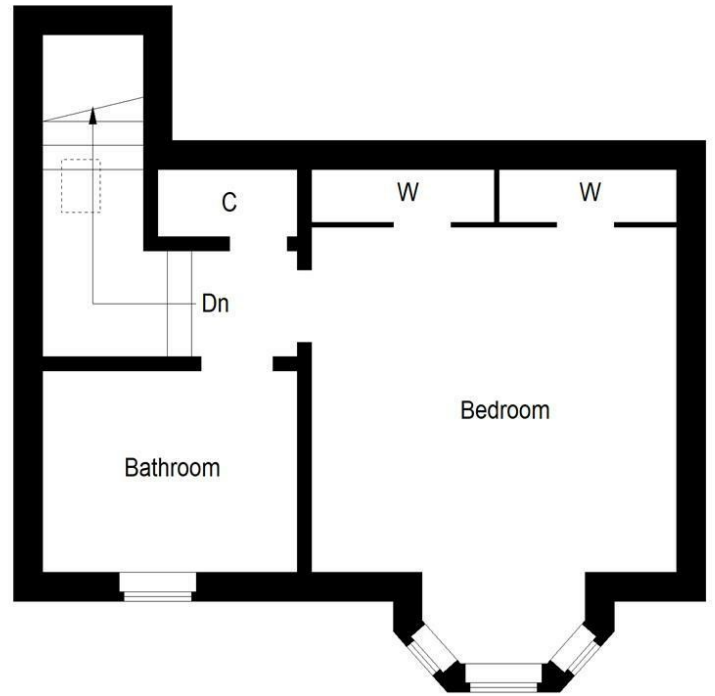


- Two Bedroom First Floor Property
- Open Plan Dining and Modern Kitchen
- Highly Sought After Location
- Close To All Local Amenities
- Communal Rear Garden
- Double Glazed Windows And Gas Central Heating

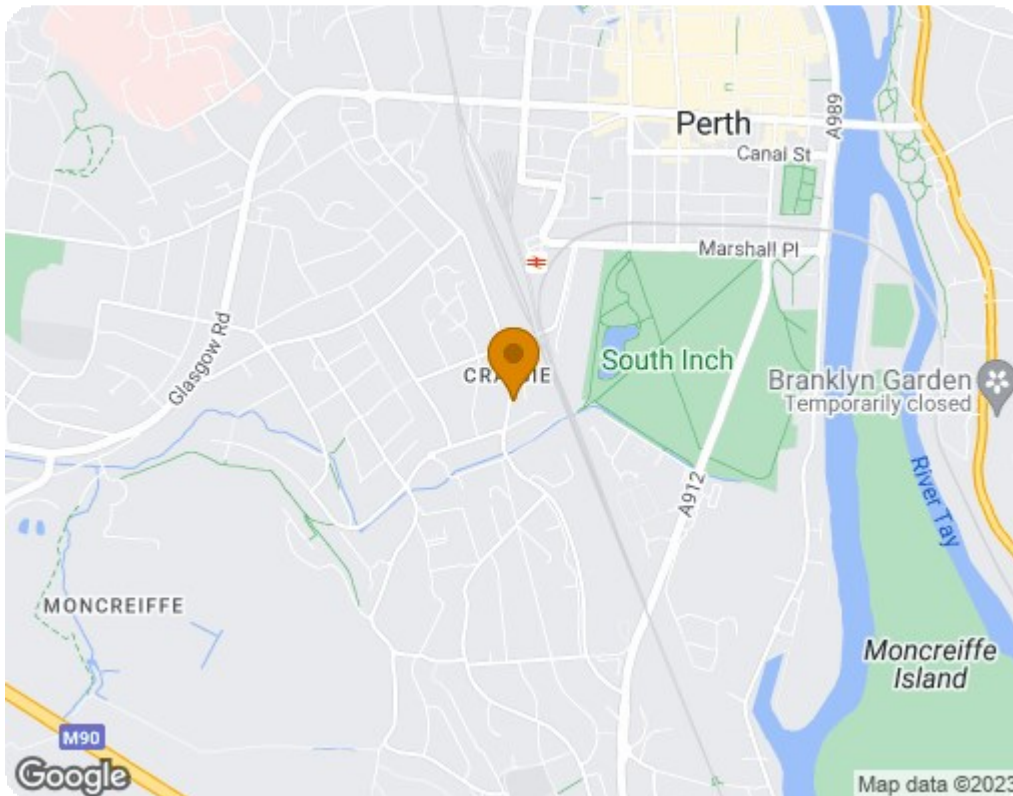




First Floor



Attic Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	76
(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	68	76
(55-68) D		
(39-54) E		
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