

Simple Approach



Estate Agents



124C Cedar Drive, Perth
Perthshire PH1 1RJ

Offers over £168,000

Simple Approach are delighted to welcome this immaculately presented, two bedroom flat on Cedar Drive to the Perthshire residential market. Set within a highly desirable area, this lovely property comes to the market in great move in condition, comprising; a welcoming entrance hall, a bright and spacious lounge with sliding patio doors allowing for ample natural light to flood the room, two generous bedrooms one of which has useful fitted storage space, a stylish modern fitted kitchen and a fresh white bathroom. The property further benefits from modern comforts such as gas central heating and double glazed windows. Viewing is essential to appreciate the overall space and excellent location on offer here at Cedar Drive.

Lounge

11'3" x 14'6" (3.43 x 4.42)

Kitchen

8'1" x 12'5" (2.47 x 3.79)

Bedroom

8'11" x 9'6" (2.72 x 2.90)

Bedroom

8'5" x 12'11" (2.59 x 3.95)

Bathroom

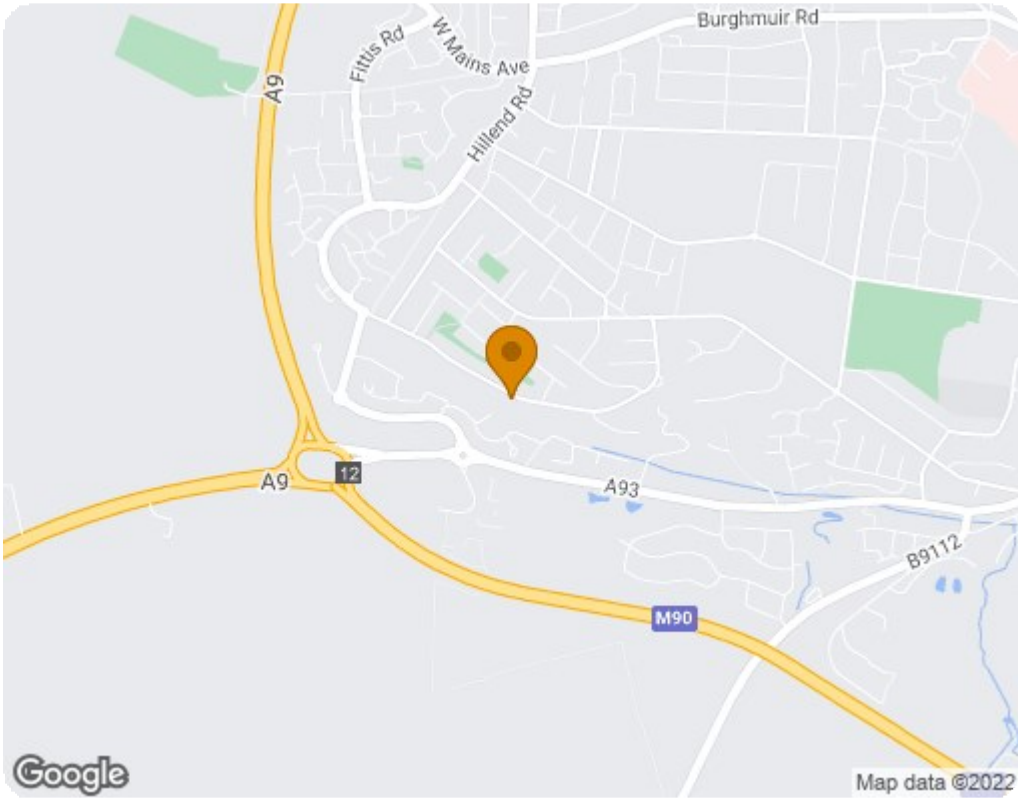
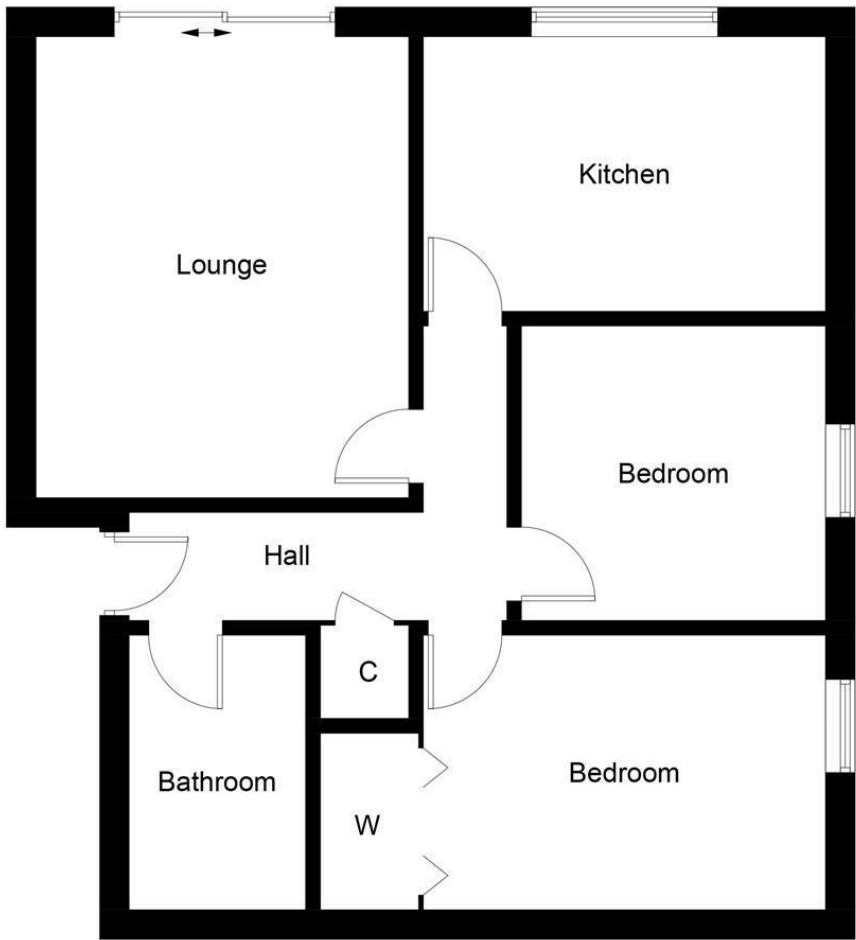
8'10" x 5'3" (2.71 x 1.61)





- Highly Desirable Location
- Stylish Interior Throughout
- Gas Central Heating
- Two Bedroom Flat
- Modern Fitted Kitchen
- Double Glazed Windows
- Excellent Move In Condition
- Bright & Spacious Lounge





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	75	77
(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	75	78
(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		