

Simple Approach



**63a Priory Place, Perth  
Perthshire PH2 0EA**

**Offers over £119,950**

Simple Approach are delighted to welcome to the market this immaculately presented, two bedroom flat in the ever popular area of Craigie to the Perthshire residential market. This stunning flat has been newly renovated top to bottom with excellent style and contemporary design, comprising; a welcoming entrance hall, an attractive, modern fitted kitchen with integrated appliances, a warm and welcoming lounge with large bright windows allowing plentiful natural light to flood the generous room. The property enjoys two sizable bedrooms with special note to the fashionable wall paneling in the master bedroom and the second bedroom further benefiting from having an additional living space that can be utilized as a "snug". The very stylish shower room has been freshly fitted and benefits from a large walk-in shower feature. The property further benefits from a secure outdoor private storage space with mains electric. Priory Place has been renovated with truly excellent taste and is the perfect purchase for any buyer looking for a well located home with chic interior and excellent finishings. Viewing is essential to appreciate the overall great location, spacious accommodation and elegant design that is on offer at Priory Place. This property is being sold by an associate of Simple Approach Estate & letting Agents Ltd.

**Lounge**

12'9"x 11'9" (3.9x 3.6)

**Kitchen**

12'1" x 5'2" (3.7 x 1.6)

**Bathroom**

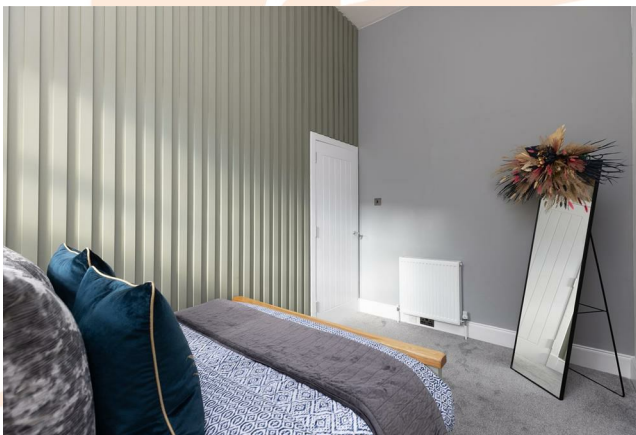
4'11" x 6'6" (1.5 x 2)

**Bedroom**

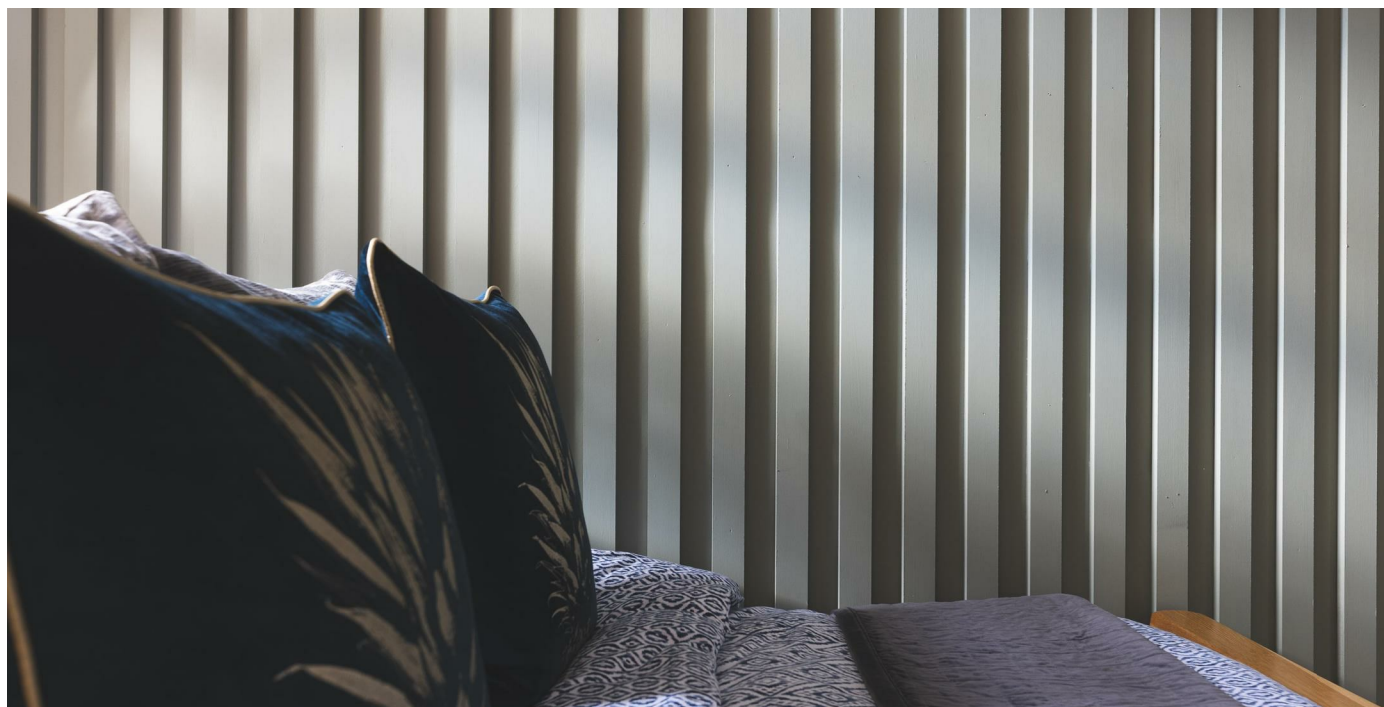
13'9" x 7'10" (4.2 x 2.4)

**Bedroom**

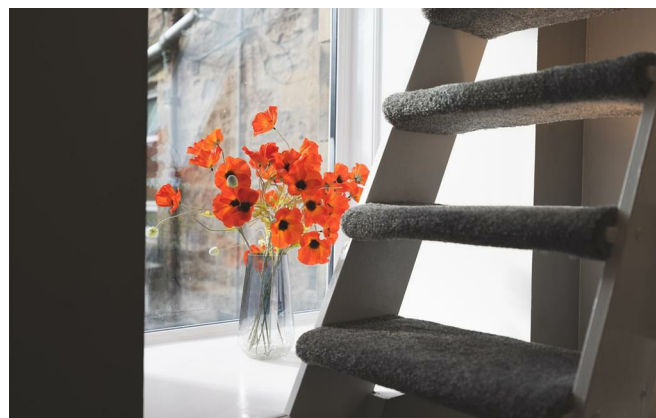
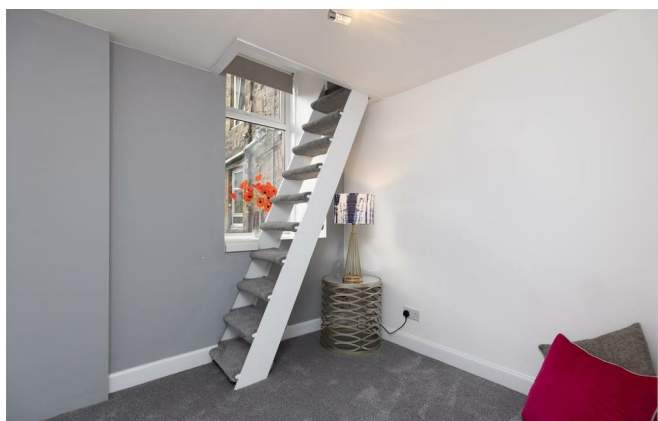
9'6" x 8'2" (2.9 x 2.5)





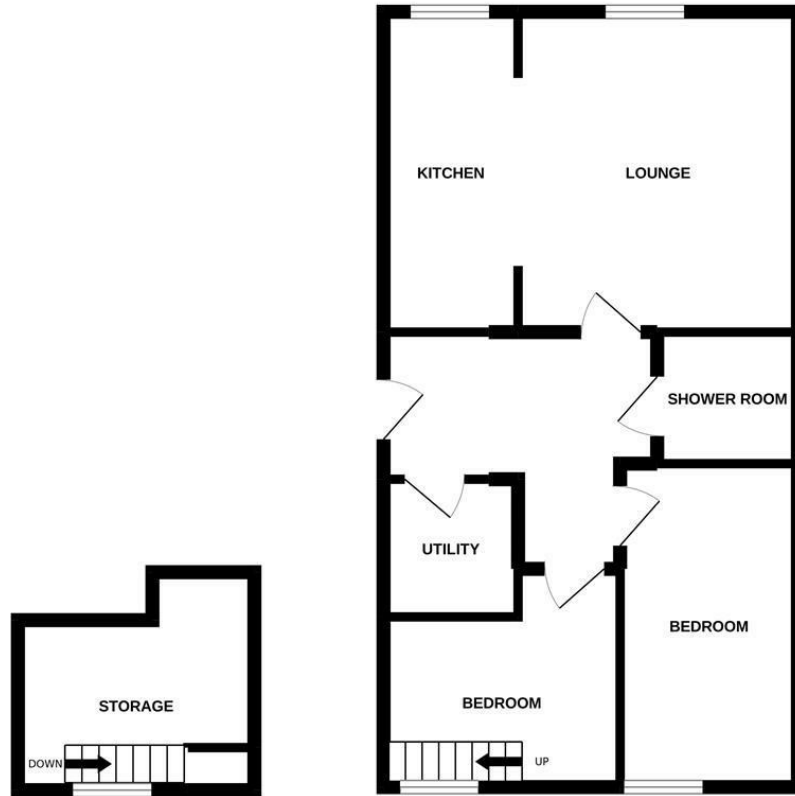


- Immaculately Presented Two Bedroom Flat
- Chic Shower Room
- Close To All Local Amenities
- Large Utility Room
- Newly Renovated Throughout
- Stylish Lounge
- Spacious Accommodation Throughout
- Attractive, Modern Fitted Kitchen
- Highly Desirable Craigie Location
- South Facing Rear Communal Garden

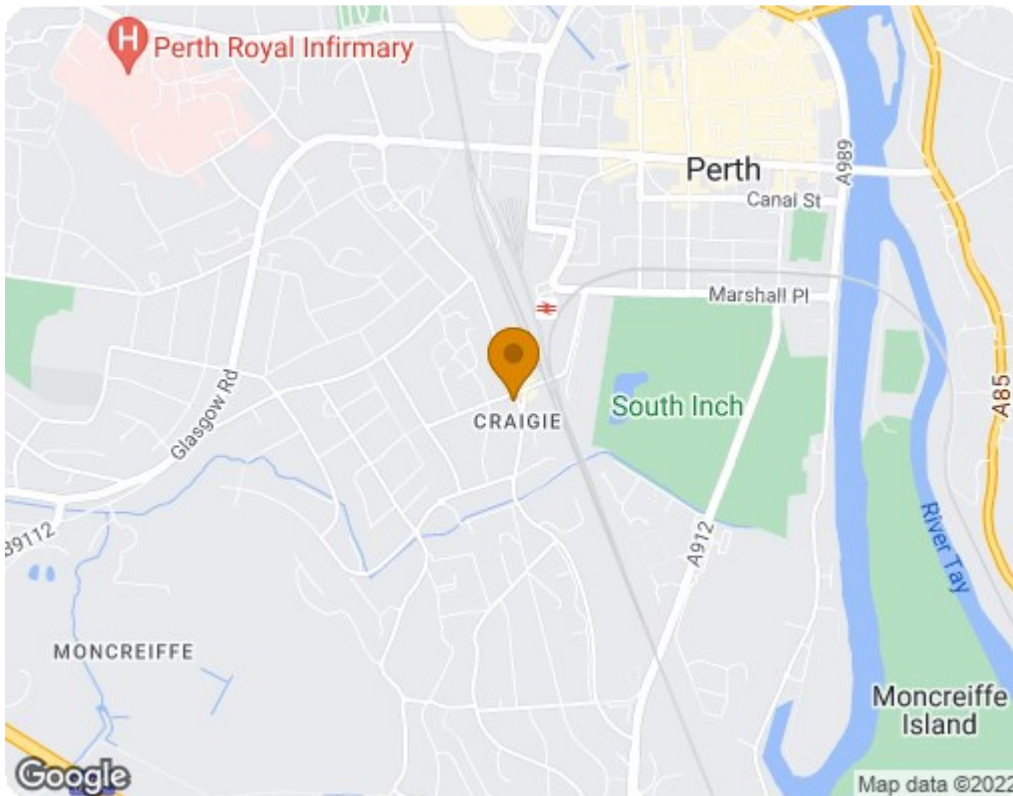


MEZZANINE

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	74
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
Scotland		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
Scotland		