

Simple Approach



**15 Elm Court, Perth
Perthshire PH2 9RU**

Offers over £93,000

Simple Approach are delighted to welcome this spacious and modern flat on Elm Court to the Perthshire market. Set in the heart of the ever-desirable village of Bridge of Earn this lovely one bedroom home is ideally placed for its peaceful setting without compromising its locality to nearby amenities found just minutes away- such as local shops, restaurants and a doctor's surgery to name just a few. The property has been tastefully decorated throughout and comprises a bright and welcome lounge with Juliette balcony, through to a fitted kitchen with ample room for free standing white goods, a double bedroom with built-in wardrobes and a good-sized bathroom with shower over bath facility. This executive property is the ideal purchase for any first-time buyer or buy to let investor looking for modern living in a tranquil village setting and absolutely must be viewed to appreciate the overall package on offer.

Lounge

9'4" x 13'10" (2.85 x 4.24)

Kitchen

9'4" x 8'9" (2.85 x 2.68)

Bedroom

10'11" x 9'1" (3.33 x 2.77)

Bathroom

7'1" x 9'0" (2.18 x 2.75)





- One Bedroom Flat
- Allocated Residential Parking
- Juliette Balcony
- Sought- After Village Location
- Move-in Condition Throughout
- Ideal First Time Purchase



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	82	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland	EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B	88	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
Scotland	EU Directive 2002/91/EC	