

Simple Approach



**207 Tweedsmuir Road, Perth
Perthshire PH1 2HR**

Offers over £99,950

Simple Approach are delighted to welcome this bright and spacious ground floor flat on Tweedsmuir Road to the residential market. Situated in the ever popular area of Letham this well presented two bedroom property is the perfect purchase for first time buyers or small families, offering very well proportioned accommodation across one floor. This attractive home comprises a bright, front-facing lounge, a large fitted kitchen with ample room to dine, two generous double bedrooms and a white shower room. The property further benefits from an easily maintained, rear garden, electric heating and triple glazing. This property must be seen to appreciate the accommodation available. This home is ideally placed to take advantage of the local shops, schools and community clubs as well as being just a short drive to Perth City Centre and all its amenities and leisure facilities. All of which can only be appreciated by viewing.

Lounge

13'5" x 14'7" (4.10 x 4.46)

Bedroom

13'5" x 10'1" (4.09 x 3.08)

Bedroom

12'1" x 9'5" (3.69 x 2.89)

Bathroom

6'1" x 5'10" (1.87 x 1.78)

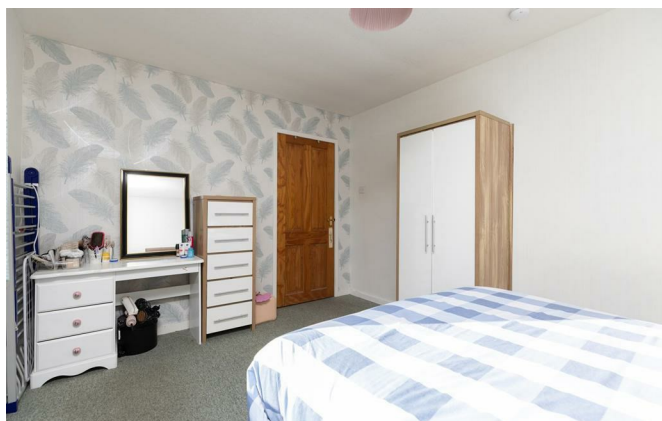
Kitchen

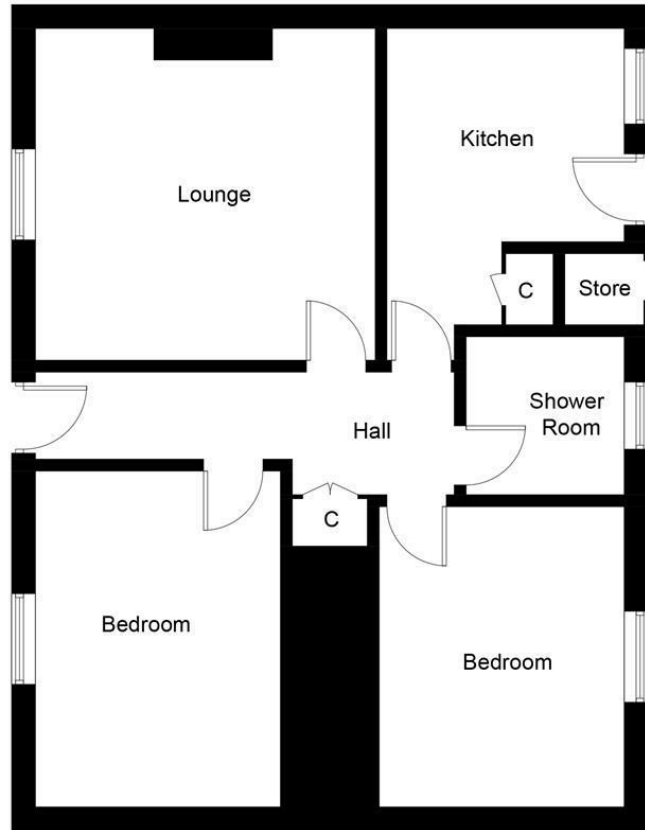
13'4" x 9'2" (4.08 x 2.80)



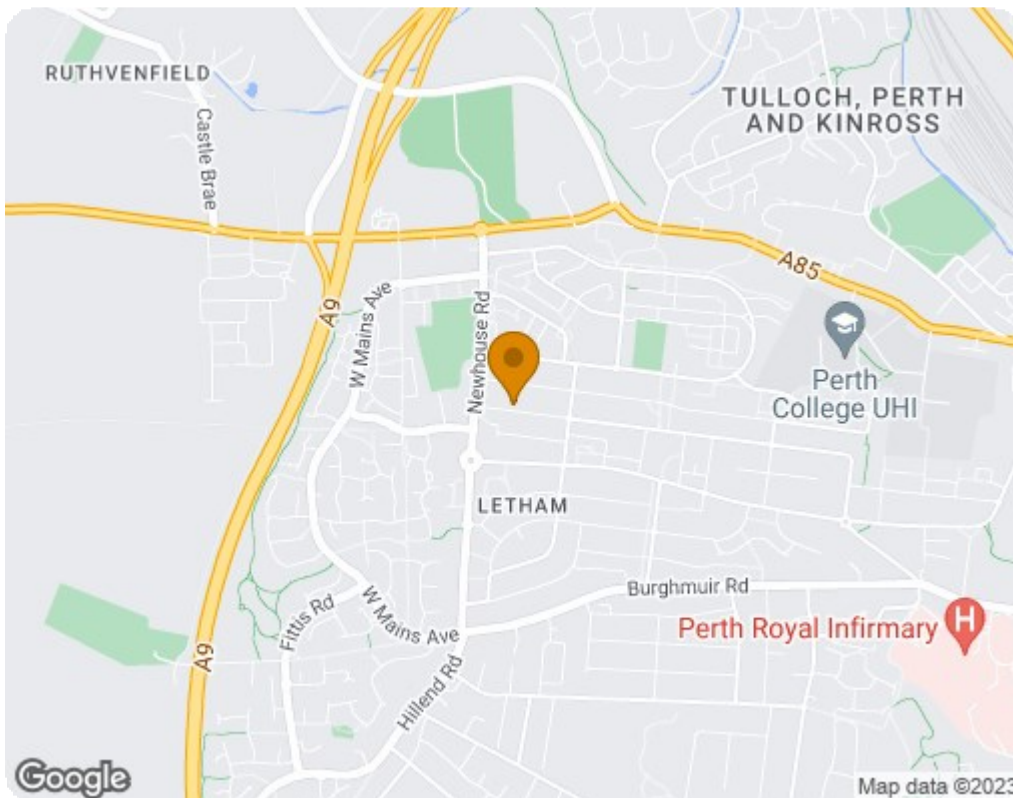


- Ground Floor Flat
- Close To All Local Amenities
- Private Back & Front Garden
- Two Double Bedrooms
- Triple Glazing
- Popular Residential Location
- Spacious Accomodation Throughout





Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			75
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		50	
(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			58
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		46	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	