

Simple Approach



74A Main Street, Perth
Perthshire PH1 3PS

Offers over £97,950

Simple Approach are pleased to welcome to the market this very well presented one bedroom property on Main Street Methven to the residential market. This stunning property is ideally placed to take advantage of all local amenities found on the Main Street, a reputable primary school and local restaurants just a short walk away. This stunning apartment has been stylishly designed for modern living, comprising; a spacious lounge with ample room for a dining table, bright modern kitchen, one good sized double bedroom with fitted mirrored wardrobes and a stylish, modern shower room. The accommodation also boasts sought after features such as a single garage, outdoor space, double glazing, gas central heating and a peaceful village setting. Viewing is essential to appreciate the excellent finishes and beautiful location on offer.

Lounge

15'0" x 17'2" (4.59 x 5.24)

Kitchen

13'11" x 7'0" (4.25 x 2.15)

Bedroom

10'9" x 10'9" (3.30 x 3.30)

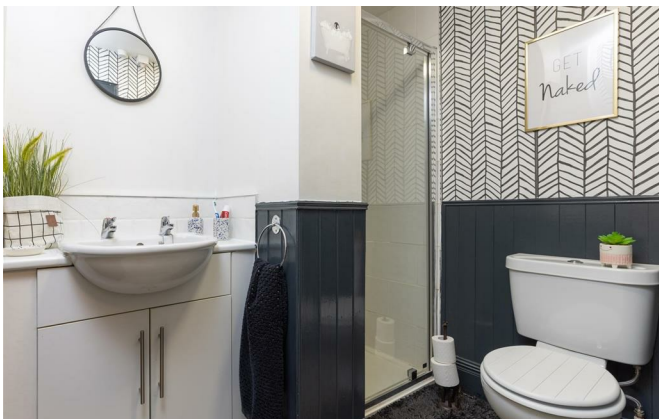
Shower room

7'4" x 6'3" (2.26 x 1.93)





- Well Presented, One Bedroom Flat
- Modern Décor Throughout
- Gas Central Heating And Double Glazing
- Single Garage and Rear Outdoor Space
- Ideal Property For First Time Buyers
- Close To All Local Amenities



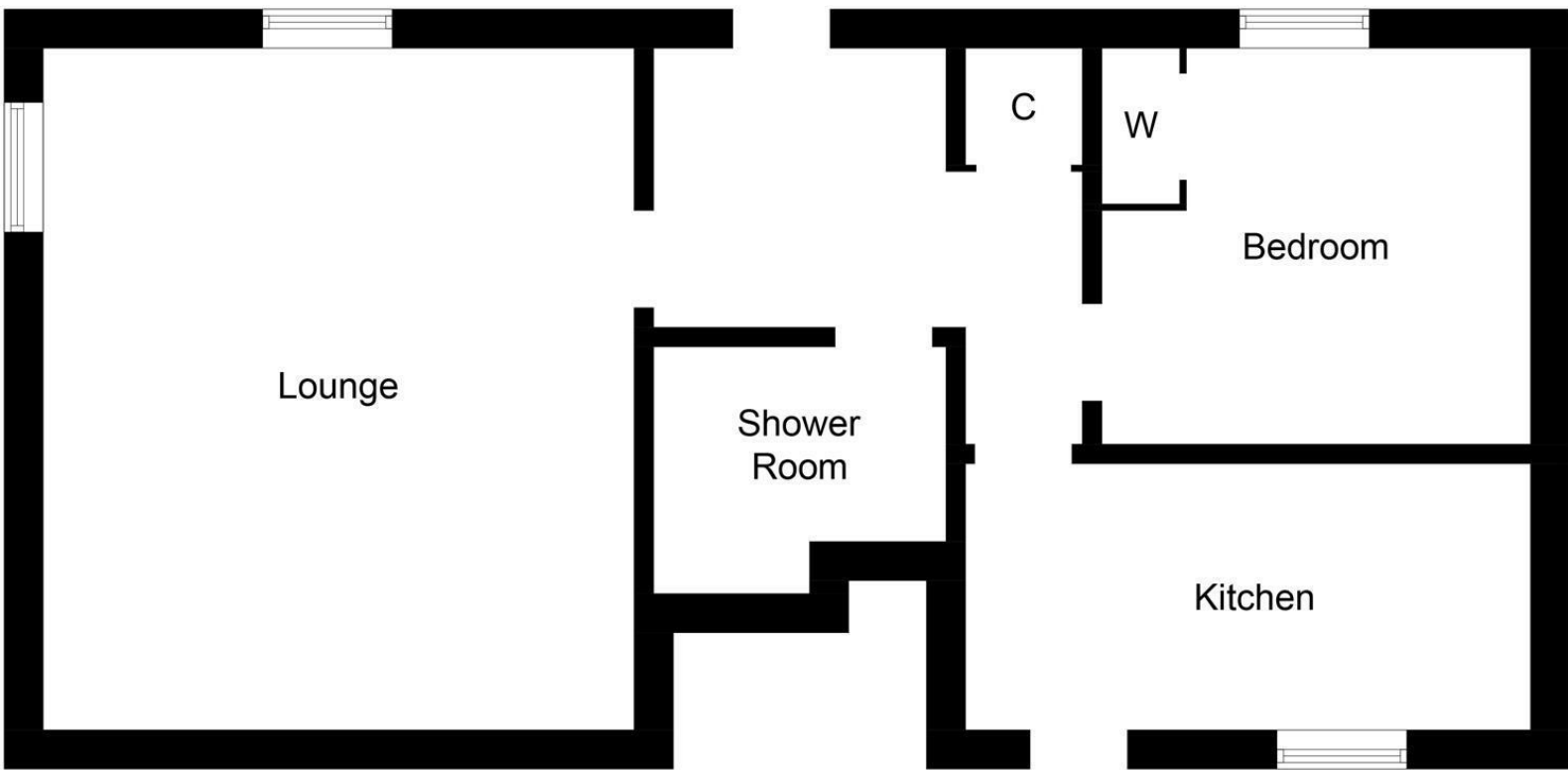


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID941556)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	73	75
(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		
(69-80) C	73	77
(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