

Simple Approach



**97 Balhousie Street, Perth  
Perthshire PH1 5BG**

**Offers over £133,000**



Simple Approach are pleased to offer this spacious ground floor flat on the ever popular Balhousie Street to the Perthshire residential market. This lovely property comes to the market in good move in condition throughout and is the ideal purchase for any first time buyer. Balhousie Street comprises; two generous bedrooms, a bright front facing lounge, a large kitchen and a fresh white bathroom with shower over bath facility. This property is ideally situated to take advantage of nearby amenities such as shops, post office and reputable schooling all within walking distance, as well as further amenities found at Inveralmond Industrial Estate and Perth City Centre found just minutes away in either direction. This property enjoys modern features such as double glazing, gas central heating and a rear garden space. This lovely flat lends itself to a wide range of buyers looking for a well located home with spacious accommodation throughout, which only viewing will confirm.

**Lounge**

11'1" x 14'4" (3.38 x 4.39)

13'1" x 2'9" (4.01 x 0.84)

**Kitchen**

8'9" x 8'10" (2.68 x 2.70)

**Conservatory**

7'4" x 7'6" (2.26 x 2.31)

**Bathroom**

5'4" x 6'5" (1.65 x 1.96)

**Bedroom**

12'4" x 9'0" (3.77 x 2.76)

**Bedroom**

12'7" x 12'5" (3.84 x 3.80)

**Entrance Hallway**





- Ground Floor Flat
- Sizable Kitchen
- Two Generous Bedrooms
- Highly Sought After Location
- Bright & Spacious Lounge
- Gas Central Heating & Double Glazing
- Cosy Sunroom





Ground Floor



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>			
(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			
<b>Scotland</b>		EU Directive 2002/91/EC	
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>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
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<b>Scotland</b>		EU Directive 2002/91/EC	