

Simple Approach



**144 Monart Road, Perth
PH1 5UQ**

Offers over £148,000

Simple Approach are delighted to welcome this spacious and beautifully presented apartment on Monart Road to the residential sales market. Set within walking distance of Perth City Centre this property could not be better located for its quick access to all local amenities. This lovely property comprises of a stylish modern fitted kitchen, an open plan lounge with Juliette balcony feature, a chic bathroom and two generous bedrooms with a master ensuite. This beautiful property further benefits from modern features such as gas central heating, double glazing, ample parking making it the perfect purchase for any first time buyer, mature buyer or small family. Viewing is absolutely essential in order to appreciate the full package on offer, as well as the excellent location.

Lounge
15'7" x 13'9" (4.75 x 4.21)

5'0" x 6'9" (1.53 x 2.08)

Kitchen
8'3" x 9'7" (2.52 x 2.94)

Bedroom
10'9" x 8'5" (3.28 x 2.58)

Bedroom
8'5" x 10'0" (2.58 x 3.06)

Entrance Hallway
16'5" x 5'1" (5.02 x 1.55)

Bathroom
8'5" x 5'1" (2.57 x 1.56)

Ensuite





- Very Well Presented Apartment
- Chic Bathroom
- Gas Central Heating
- Allocated Parking Space
- Two Generous Bedrooms With Master Ensuite
- Spacious Lounge With Juliette Balcony
- Double Glazing
- Modern Fitted Kitchen
- Stylish Interior Throughout
- One Year Old Worcester Heating System



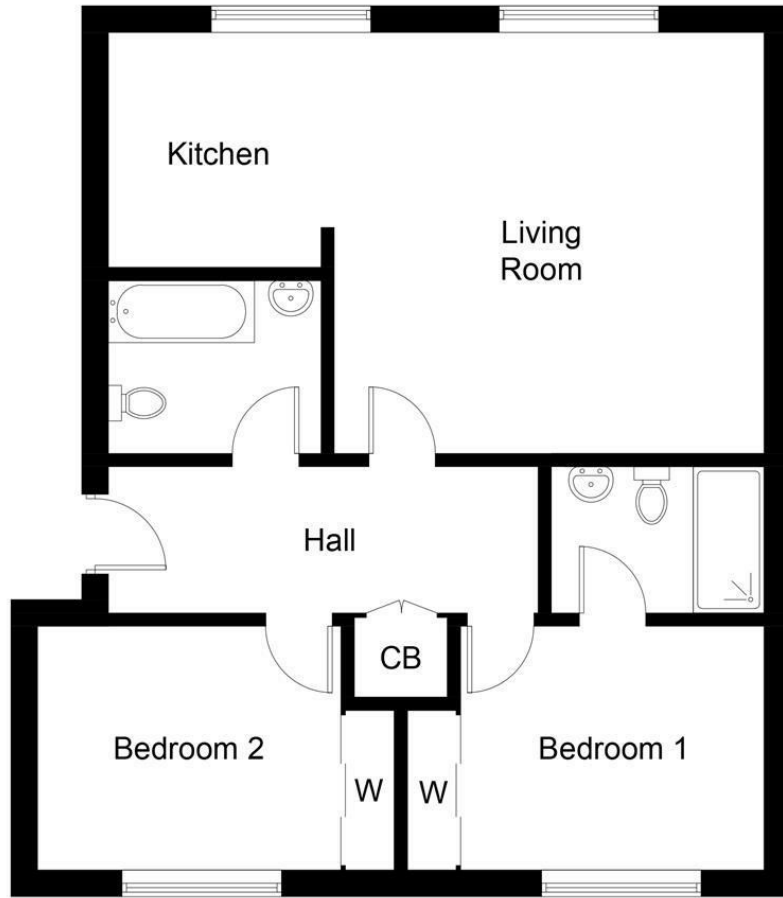
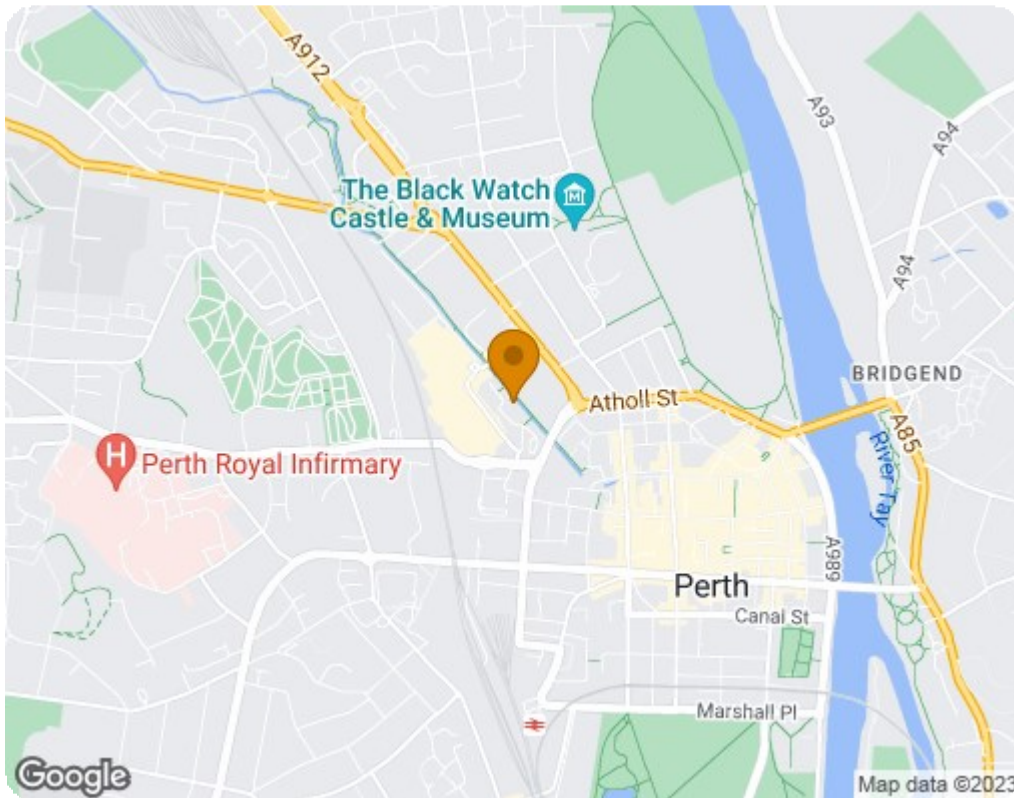


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID970457)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	84
(69-80) C			
(55-68) D			
(39-54) E			
(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			
(81-91) B		86	87
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	