

Simple Approach



**35A Glover Street, Perth
PH2 0JP**

Offers over £57,000

Simple Approach are pleased to bring this one bedroom flat on Glover Street to the Perthshire residential market. This bright and spacious property is an ideal purchase for any first time buyer or investor looking for a well-located home in good move in condition throughout. Glover Street comprises of a sizable lounge, kitchen with space for casual dining, a shower room and a bedroom. Boasting sought-after features such as UPVC double glazing, electric heating and a private garden to the rear, this lovely home lends itself to a range of purchasers and is ideally placed to take advantage of local amenities such as nearby shops, supermarkets and hairdressers as well as to all further amenities found on the High Street of the City Centre all just minutes away. Viewing is essential to appreciate the overall excellent property on offer here at Glover Street.

LOUNGE

11'8" x 10'5" (3.58 x 3.19)

BEDROOM

6'1" x 8'1" (1.86 x 2.47)

KITCHEN

10'6" x 10'5" (3.22 x 3.18)

BATHROOM

5'1" x 6'10" (1.55 x 2.09)





- First Floor Flat
- Good Sized Kitchen
- Highly Sought After Craigie Location
- One Bedroom
- Electric Heating & Double Glazing
- Sizeable Lounge
- Private Rear Garden





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	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		
(69-80) C	73	77
(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	