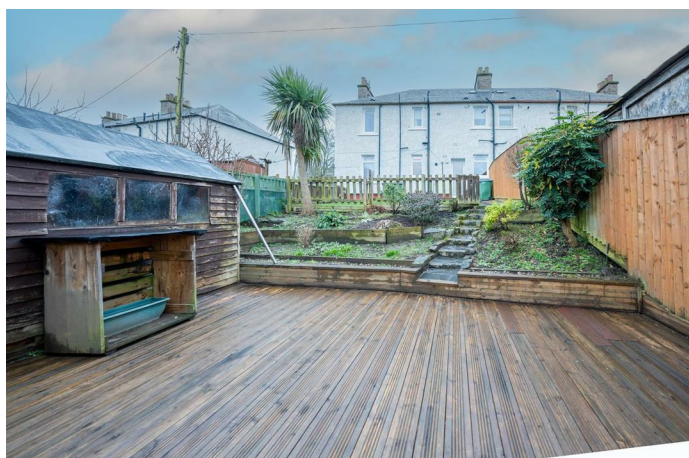


Simple Approach



**3a Cromlix Road, Perth
PH2 8DB**

Offers over £114,950

Simple Approach are happy to welcome this fantastic ground floor flat on Cromlix Road to the Perthshire residential sales market. Set within the sought after Friarton area (Near Craigie) of Perth, this home is within walking distance of the City Centre as well as local shops, restaurants and a large supermarket- perfect for any purchaser looking to be within a conveniently located area.

The accommodation offers excellent living space, comprising of; a welcoming entrance hallway, a sizeable kitchen, bright front facing lounge, two generous bedrooms and a bathroom. Boasting sought-after features such as gas heating, double glazing, ample on-street parking and communal garden to the rear. This property would benefit greatly from being refurbished throughout however would make for the most ideal property for any first time buyer, investor or couple when completed due the great location and size. Viewing is essential to appreciate the great property on offer here at Cromlix Road.

Lounge

13'1" x 13'2" (4 x 4.03)

Kitchen

9'8" x 9'3" (2.96 x 2.82)

Bedroom One

11'4" x 9'8" (3.46 x 2.95)

Bedroom Two

9'6" x 11'4" (2.92 x 3.46)

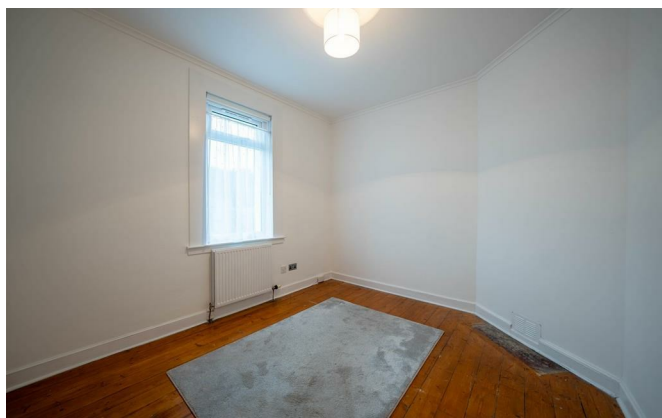
Bathroom

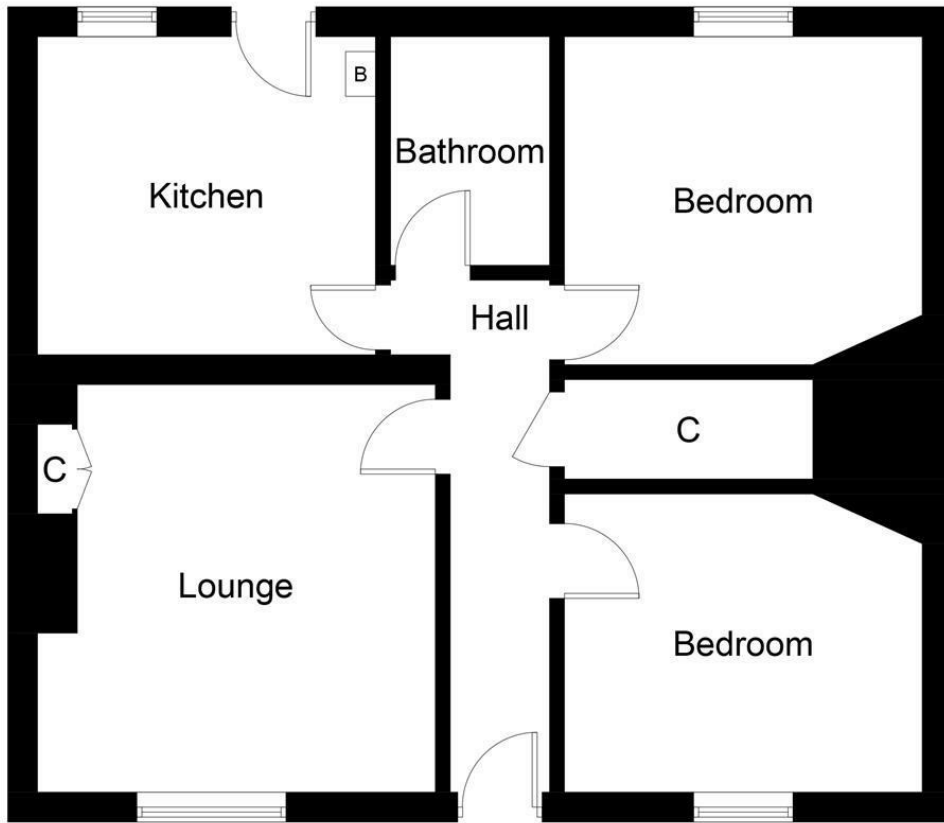
5'4" x 5'9" (1.63 x 1.77)





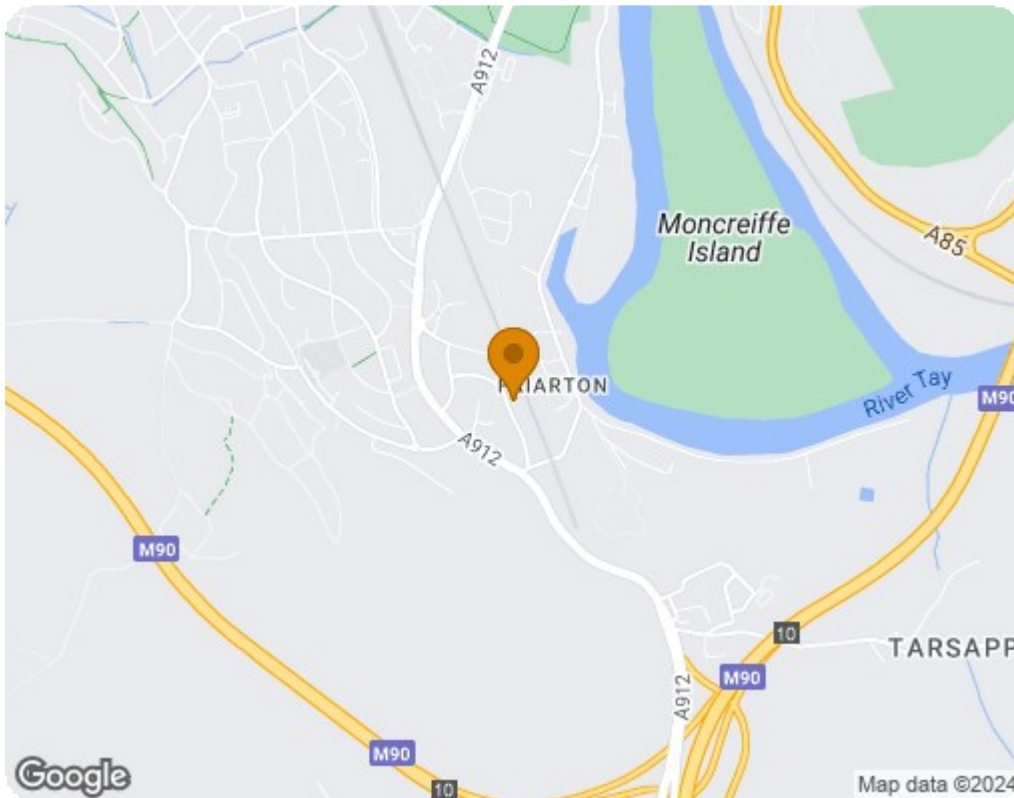
- Ground Floor Flat
- Gas Central Heating & Double Glazing
- Two Generous Bedrooms
- Ample On Street Parking
- Sought After Friarton Location
- Well Maintained Communal Garden





Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1048588)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	76
(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	71	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