

Simple Approach



133D Rannoch Road, Perth
PH1 2DQ

Offers over £87,950

Simple Approach are pleased to welcome this very well presented flat on Rannoch Road to the residential sales market. Set in the heart of the desirable area of Letham this property is very well-placed for its nearby amenities including local shops, restaurants and primary schools, as well as being just minutes away from Perth City Centre for all High Street shopping. This upper floor flat enjoys spacious accommodation throughout comprising of; a bright and spacious lounge, good sized kitchen, two spacious bedrooms and a stylish bathroom. Rannoch Road boasts modern comforts such as gas central heating, double glazing, ample on street parking and a private section of rear garden. This property lends itself to a wide range of buyers including first time buyers, small families or investors. Viewing is essential to appreciate the great property on offer.

Lounge

17'3" x 10'11" (5.27 x 3.34)

Kitchen

17'0" x 7'11" (5.20 x 2.43)

Master Bedroom

14'1" x 11'0" (4.30 x 3.37)

Bedroom Two

11'11" x 10'8" (3.64 x 3.26)

Bathroom

8'8" x 6'6" (2.65 x 1.99)





- Upper Floor Flat
- Good Sized Kitchen
- Private Section Garden Space
- Two Generous Bedrooms
- Gas Central Heating & Double Glazing
- Bright & Spacious Lounge
- Ample Street Parking Available



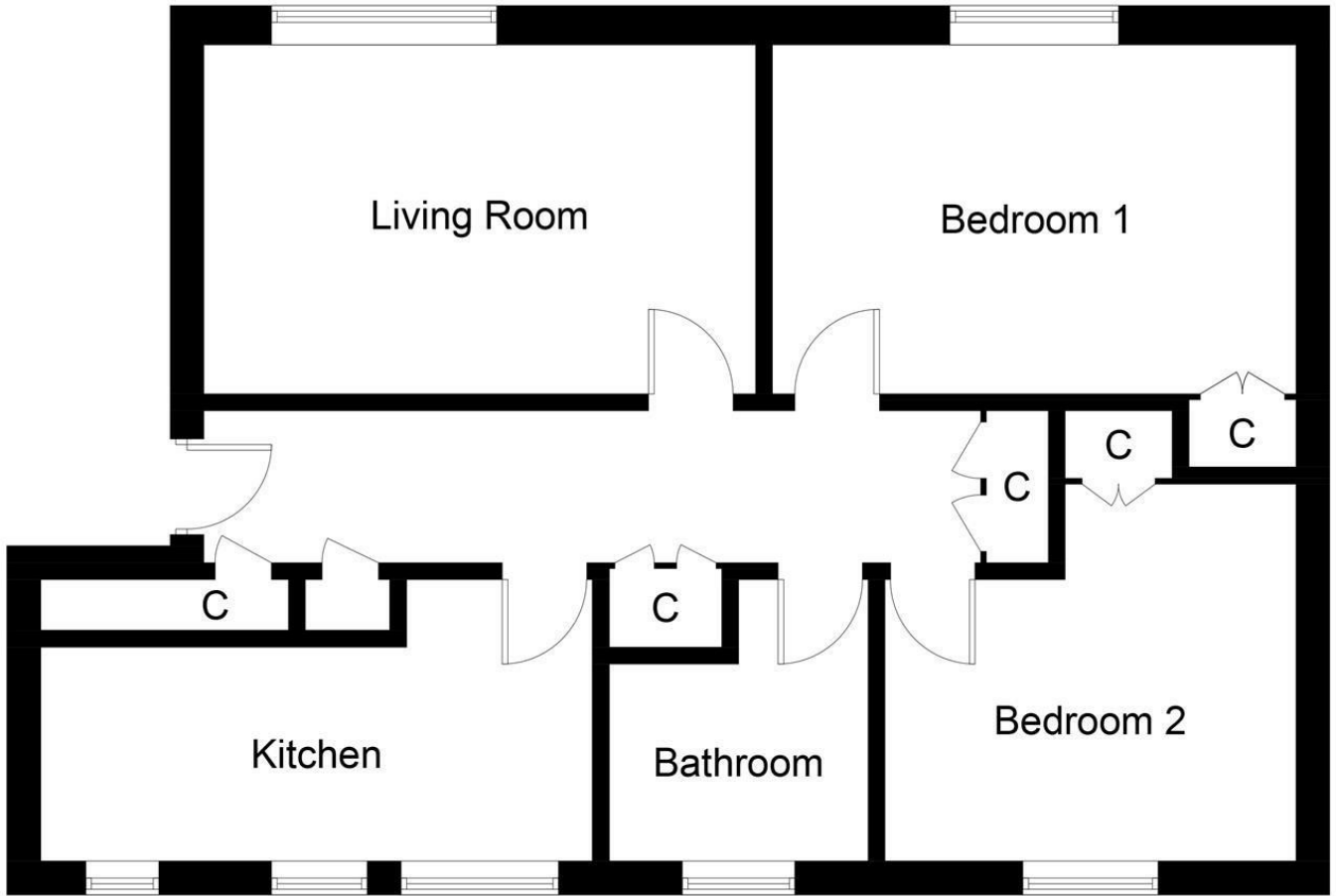


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1053335)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	78
(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		76	78
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	