

Simple Approach



**1 Blair Street, Perth  
PH2 0JQ**

**Offers over £138,000**

Simple Approach are pleased to welcome this very well presented, ground floor flat set within the ever desirable Craigie to the Perthshire residential sales market. Set on Blair Street, this property could not be better located for it's quick access to the City Centre of Perth with further amenities such as shops, restaurants and schools situated nearby. This property is in move-in condition throughout. Comprising; a sizeable front facing lounge with large bay windows, a modern fitted kitchen, two generous bedrooms and a shower room. This property further benefits from a private rear garden, ample street parking, gas central heating & double glazing throughout. This lovely property lends itself to a wide range of buyers, including first time buyers, small families or couples seeking a very well located property in great move in condition throughout. Viewing is essential to appreciate the overall fantastic property on offer here at Blair Street.

**Lounge**

11'0" x 11'10" (3.37 x 3.61)

**Kitchen**

12'9" x 6'5" (3.91 x 1.98)

**Master Bedroom**

12'9" x 10'3" (3.91 x 3.14)

**Bedroom Two**

12'3" x 9'4" (3.74 x 2.85 )

**Barthroom**

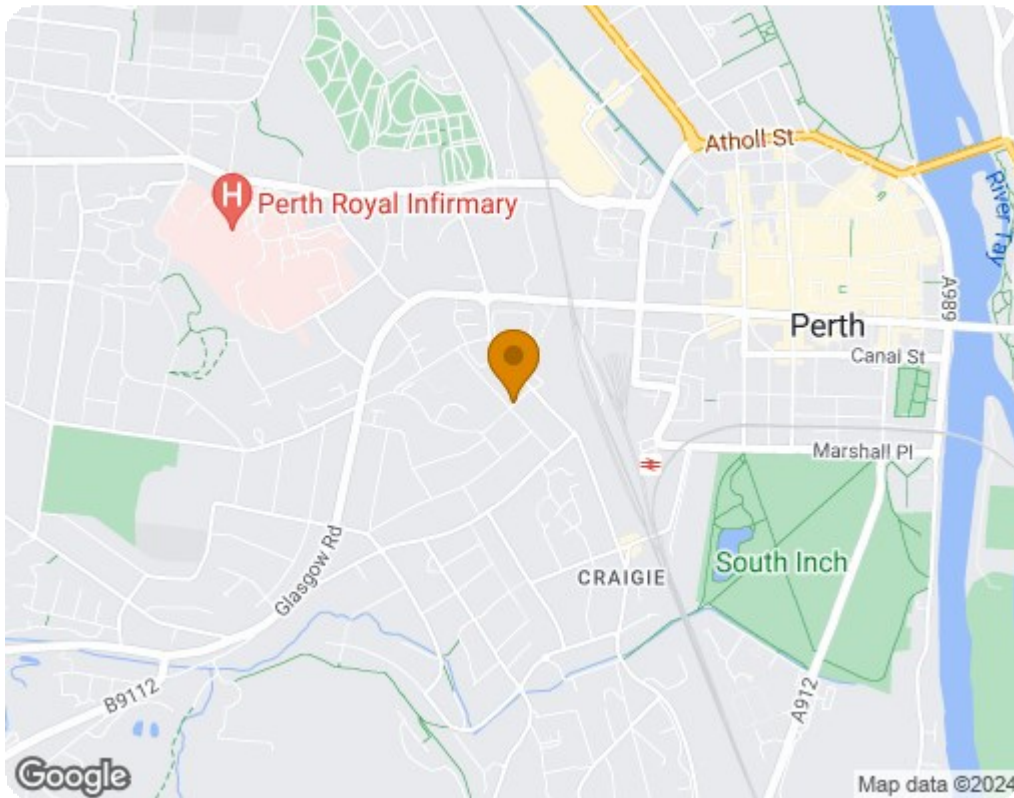
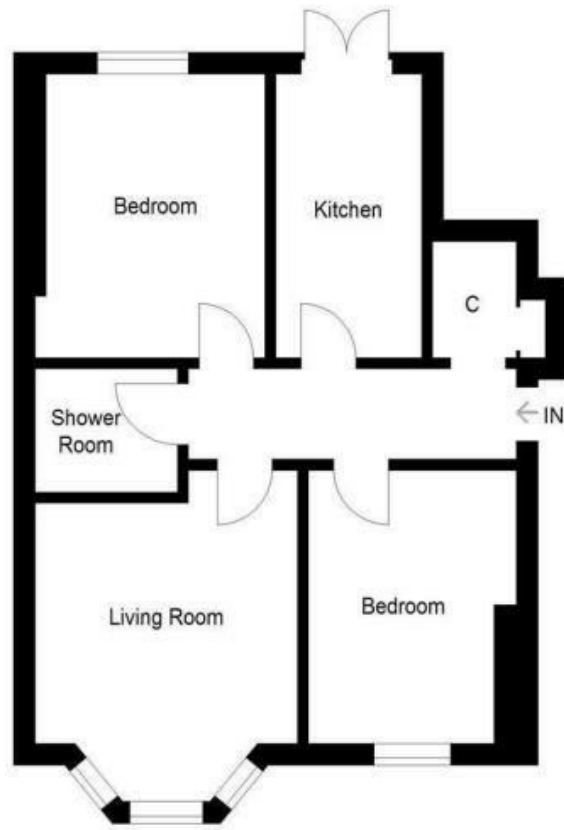
6'5" x 5'6" (1.96 x 1.70)





- Ground Floor Flat
- Two Generous Bedrooms
- Private Rear Garden With Direct Access From The Kitchen
- Bright & Spacious Lounge
- Fitted Kitchen
- Gas Central Heating & Double Glazing
- Highly Sought After Location
- Ample On Street Parking





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			
		67	78
<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>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		64	80
<b>Scotland</b>		EU Directive 2002/91/EC	