

Simple Approach



**15 Lochie Brae Potterhill, Perth
PH2 7EA**

Offers over £69,950

Simple Approach are pleased to welcome this very well presented flat on Lochie Brae, Potterhill to the Perthshire residential sales market. Set on the outskirts of the City Centre of Perth this property is ideally placed to take advantage of all amenities close by without compromising the benefits of a secure and peaceful development which is elevated from the road below. This property offers spacious accommodation throughout and comprises of; a bright lounge with sliding patio doors out to a balcony, a good sized kitchen, two generous bedrooms and a fresh white bathroom. Practical attributes include double glazing, electric heating, secure entry system and ample shared parking available. Viewing is absolutely essential to appreciate the full package on offer, with particular note to the stunning views across Perth.

Lounge

15'10" x 12'1" (4.83 x 3.69)

Kitchen

13'10" x 5'6" (4.23 x 1.69)

Master Bedroom

13'1" x 8'5" (4.0 x 2.58)

Bedroom Two

14'3" x 6'8" (4.36 x 2.04)

Bathroom

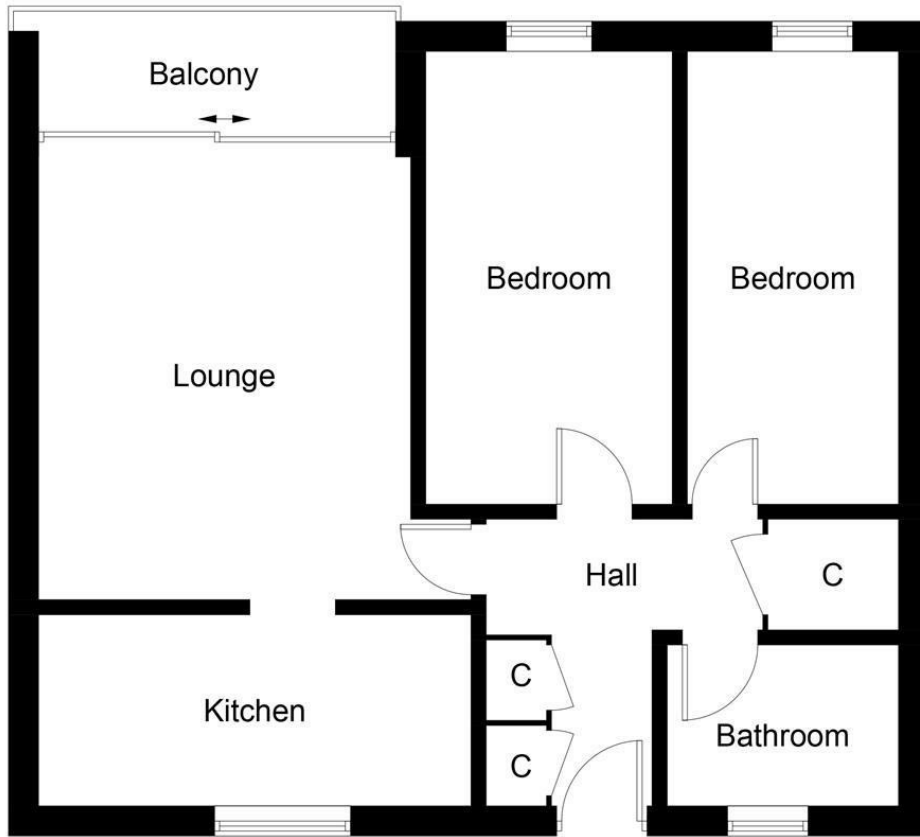
7'6" x 5'2" (2.31 x 1.59)





- Well Presented Apartment
- Two Generous Bedrooms
- Bright & Spacious Lounge
- Balcony Feature
- Electric Heating & Double Glazing
- Ample Shared Parking
- Secure Entry System
- Highly Sought After Location





Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1059576)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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