

Simple Approach



**Fetteresk Back Street, Perth  
PH2 9AB**

**Offers over £83,000**

Simple Approach are pleased to welcome this very well presented and newly renovated maisonette flat to the Perthshire residential sales market. Set within the ever desirable village of Bridge Of Earn this lovely property enjoys sought after features such as a private main door, double glazed windows and gas central heating throughout. The accommodation is generous, comprising of; a bright and spacious lounge, a sizeable fitted kitchen, one generous bedroom and a fresh white bathroom with shower over bath facility. This property is the ideal purchase for any first time buyer, investor or couple seeking a well located property in excellent move in condition throughout. Viewing is essential to appreciate the fantastic property on offer here at Back Street, Bridge Of Earn.

**Lounge**

12'0" x 11'5" (3.67 x 3.48)

**Kitchen**

10'7" x 11'0" (3.23 x 3.37)

**Bedroom**

11'7" x 14'4" (3.54 x 4.37)

**Bathroom**

8'3" x 5'10" (2.53 x 1.78)



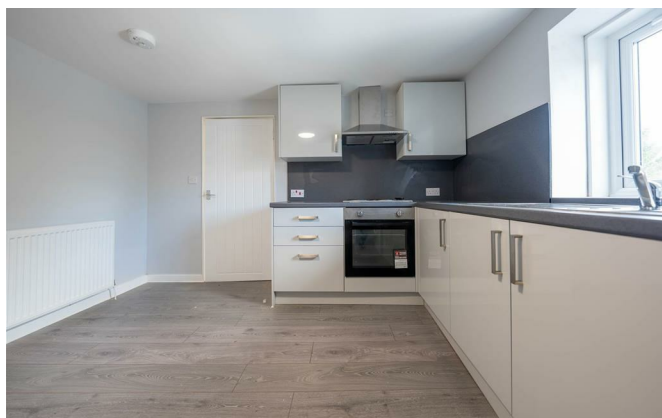
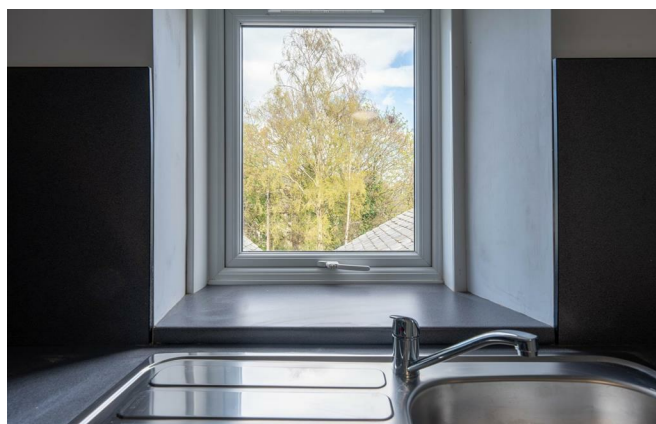
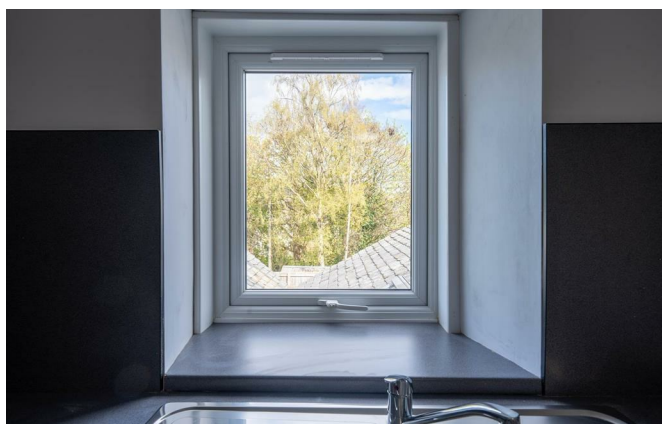


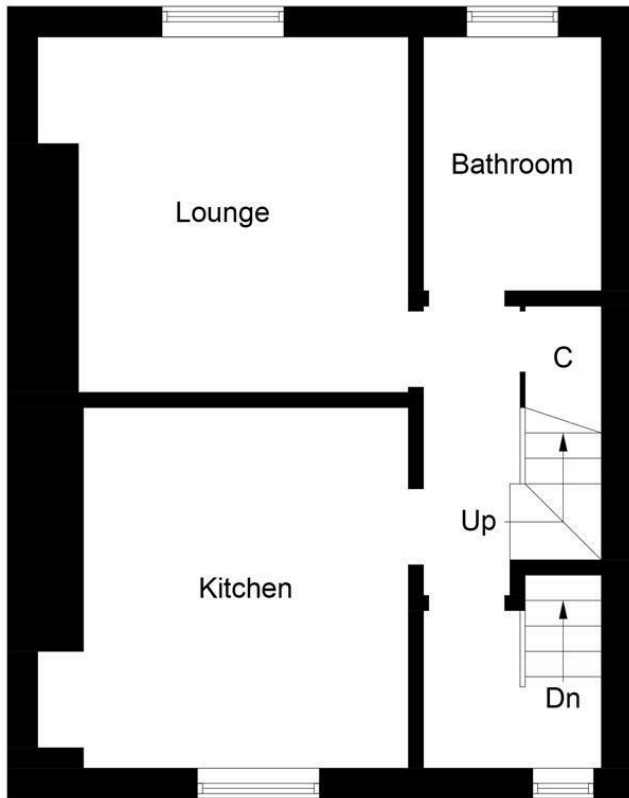


- Spacious Maisonette Flat
- Sizeable Kitchen

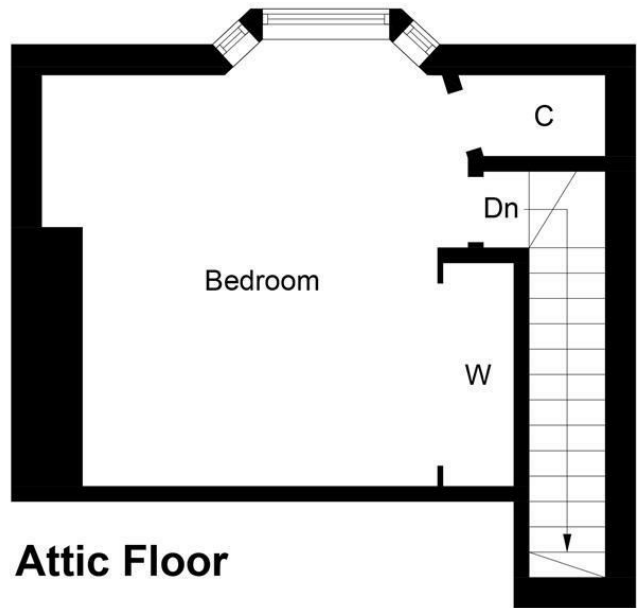
- One Generous Bedroom
- Bright & Spacious Lounge

- Newly Renovated
- Gas Central Heating & Double Glazing





First Floor



Attic Floor



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			
<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			
<b>Scotland</b>		EU Directive 2002/91/EC	