

Simple Approach



**Ruahinn Flat 3 Main Street, Perth  
PH2 9PL**

**Offers over £110,000**

Simple Approach are delighted to welcome this spacious two bedroom flat on Main Street, Bridge Of Earn to the Perthshire residential market. Set within a highly sought after location, this lovely property is ideally placed for its peaceful setting without compromising its locality to nearby amenities found just minutes away- such as local shops, restaurants and a dentist to name just a few. The property comes to the market in good condition throughout, lending itself to a wide range of buyers, such as first time buyers or investors looking for a well located property. This flat comprises of a good sized kitchen, a bright and spacious lounge, two generous bedrooms and a bathroom. Main Street further benefits from gas central heating, double glazing and ample parking available. Viewing is essential to appreciate the overall excellent location on offer here at Main Street, Bridge Of Earn.

### Living Room

18'1" x 13'5" (5.52 x 4.11)

### Kitchen

7'6" x 7'1" (2.31 x 2.17)

### Master Bedroom

11'5" x 9'5" (3.49 x 2.88 )

### Bedroom 2

9'3" x 7'7" (2.84 x 2.32)

### Bathroom

7'6" x 6'8" (2.31 x 2.04)







- Well Presented Flat
- Bright Lounge
- Garage With Parking To The Front
- Two Generous Bedrooms
- Gas Central Heating & Double Glazing
- Communal Garden Space
- Spacious Kitchen
- Ample Storage Space





Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID975086)



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(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>			
<i>Not energy efficient - higher running costs</i>			
<b>Scotland</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(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>			
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<i>Not environmentally friendly - higher CO2 emissions</i>			
<b>Scotland</b>		EU Directive 2002/91/EC	