

Simple Approach

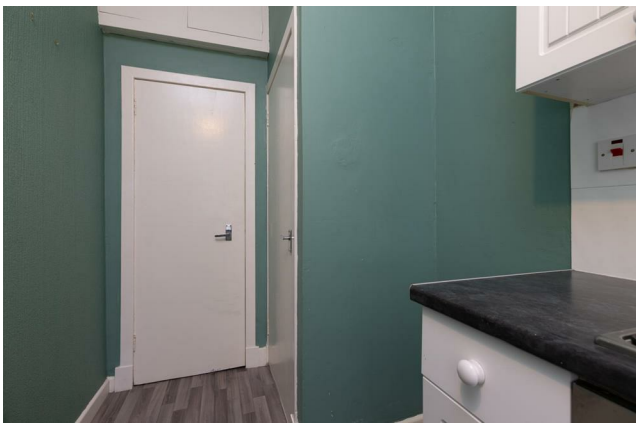


**Flat 2, 15 Dunkeld Road, Perth
PH1 5RL**

Offers over £58,950

Flat 2, 15 Dunkeld Road, Perth, PH1 5RL

Simple Approach are delighted to welcome this spacious and well presented ground floor flat on Dunkeld Road to the residential sales market. This lovely property offers good sized accommodation throughout and comprises ; a spacious lounge, a good sized kitchen kitchen, one generous bedroom and a bathroom with shower over bath facility. Boasting sought-after features such as gas central heating and double glazed windows throughout. Set off one of the main arteries on the outskirts of the City Centre of Perth this property is ideally placed to take advantage of all amenities found on the High Street just minutes away and could not be better located for its close proximity to both Perth Train & Bus Stations- ideal for the commuter. Due to the overall space and excellent location this property lends itself to a wide range of buyers and would be the perfect purchase for any first time buyer or buy to let investor seeking a well located flat in good move in condition throughout.





- Ground Floor Flat
- Good Sized Kitchen
- Damp Works With Guarantee Carried Out In This Property
- One Generous Bedroom
- Gas Central Heating
- Brand New Flooring In The Lounge, Hallway & Bedroom along with Floor Coverings
- Bright Front Facing Lounge
- Double Glazing Throughout



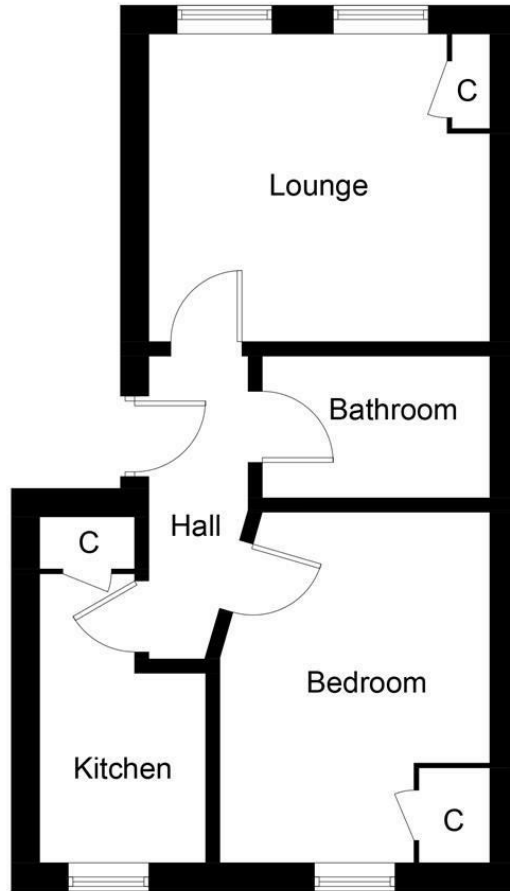
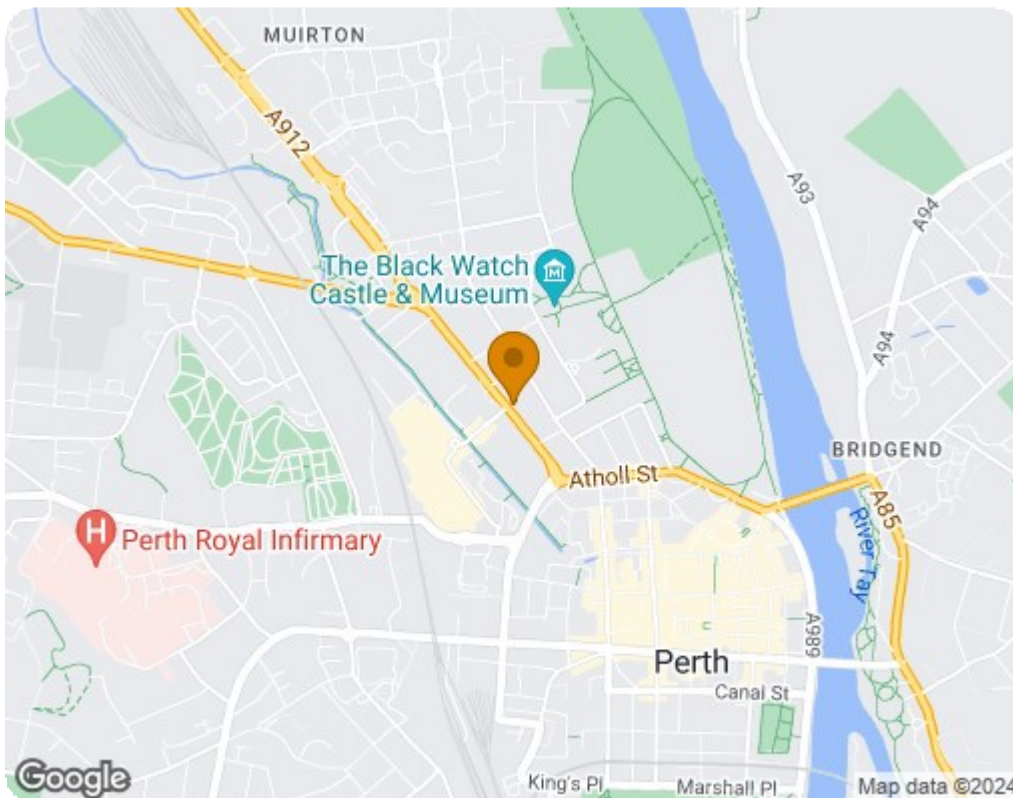



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1021167)



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		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
Scotland		EU Directive 2002/91/EC 