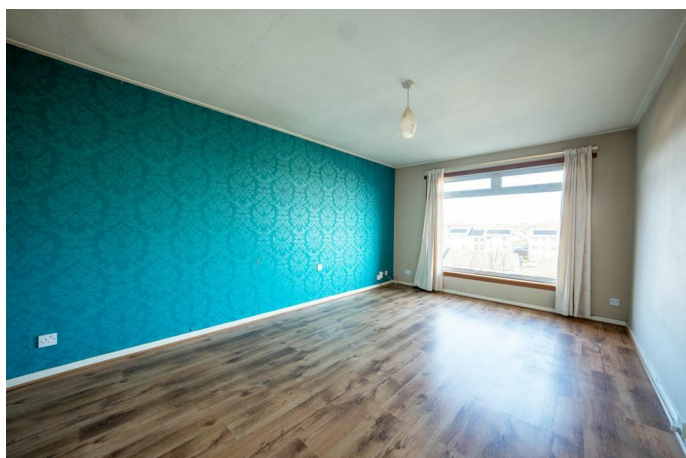
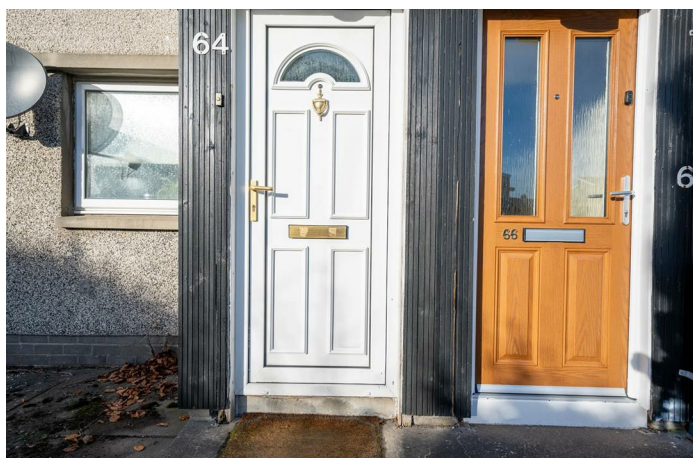


Simple Approach



64 Primrose Crescent, Perth  
PH1 2QE

Offers over £63,000



Simple Approach are pleased to welcome this spacious upper floor flat on Primrose Crescent to the Perthshire residential sales market. Set within the ever desirable Tulloch area, Primrose Crescent is perfectly located for those looking to be within a peaceful location and further benefits of nearby surrounding amenities such as local shops, supermarkets and the Inveralmond Business Estate set just minutes away.

The accommodation comprises of; an entrance hallway, one sizeable bedroom with fitted wardrobe space, a bright and spacious lounge, kitchen and bathroom. This property boasts sought-after features such as gas central heating, double glazing and ample on street parking; lending itself to a wide range of buyers such as first time buyers, couples or investors seeking a well located property with a good amount of living space throughout.

**Lounge**

16'4" x 11'0" (4.98 x 3.36)

**Kitchen**

10'11" x 8'5" (3.34 x 2.58)

**Master Bedroom**

10'9" x 10'1" (3.30 x 3.08)

**Bathroom**

6'7" x 6'3" (2.03 x 1.92)



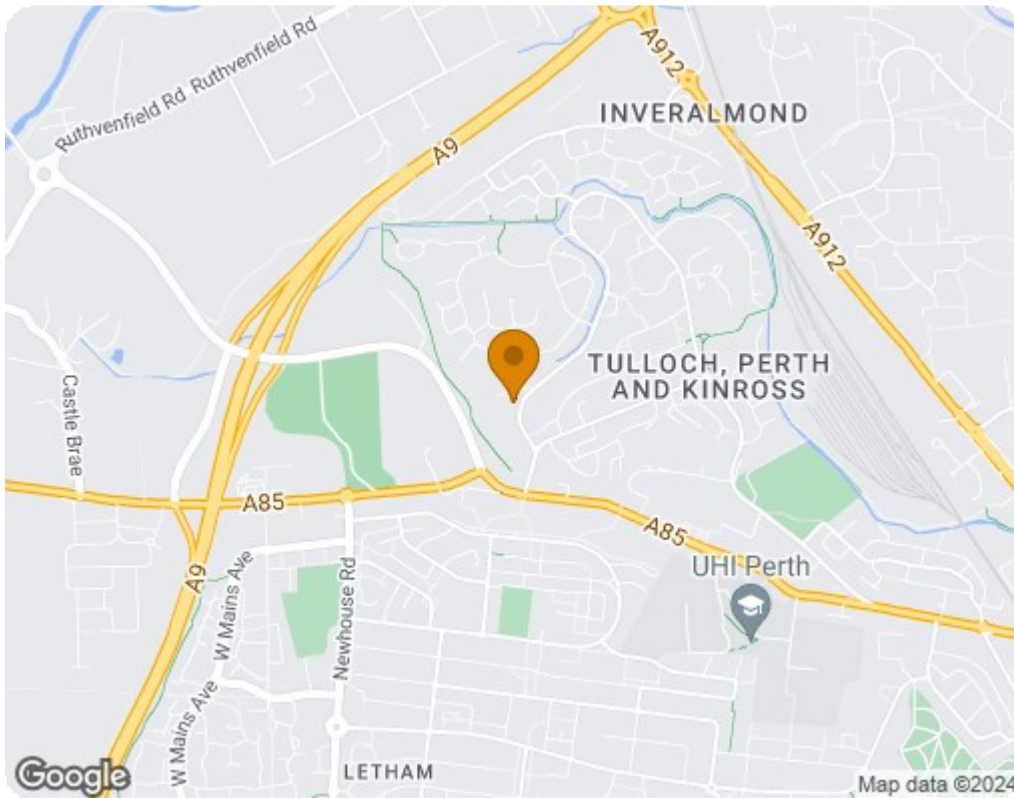


- Upper Floor Flat
- Bright & Spacious Lounge
- Gas Central Heating & Double Glazing

- One Generous Bedroom
- Sizeable Kitchen
- Desirable Location

- Fitted Wardrobes
- Ample Parking





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>	74	75
(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 CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>Scotland</b>		EU Directive 2002/91/EC