

Simple Approach



233 Glasgow Road, Perth
PH2 0NB

Offers over £99,950

Simple Approach are pleased to welcome this very well presented, ground floor flat on Glasgow Road to Perthshire residential sales market. Located within a highly sought after location, this lovely property comes to the market in great move in condition throughout, benefiting from many sought after features such as private main door entrance, gas central heating, double glazing throughout and parking to the front of the property.

Internally the property offers spacious accommodation set across one accessible floor, comprising of; an open plan kitchen / lounge, one generous bedroom with fitted wardrobe space and a bathroom with shower over bath facility. Glasgow Road is the ideal purchase for any first time buyer, investor or couple seeking a very well located property with excellent surrounding amenities along with being just a short distance away from Perth City Centre. Viewing is essential to appreciate the fantastic property on offer.

Lounge / Kitchen

11'8"x 15'9" (3.56x 4.82)

Bedroom

9'4" x 11'6" (2.86 x 3.51)

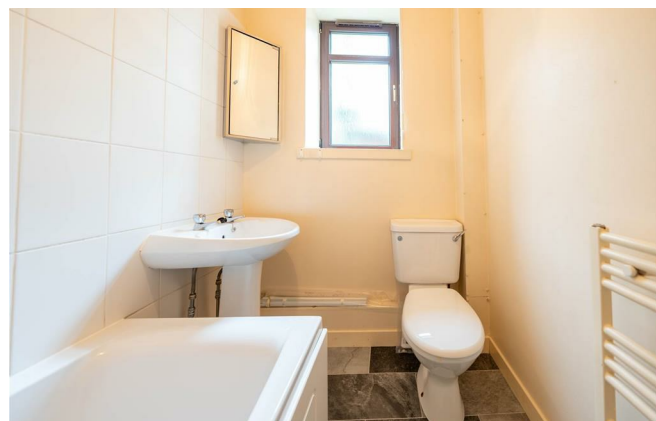
Bathroom

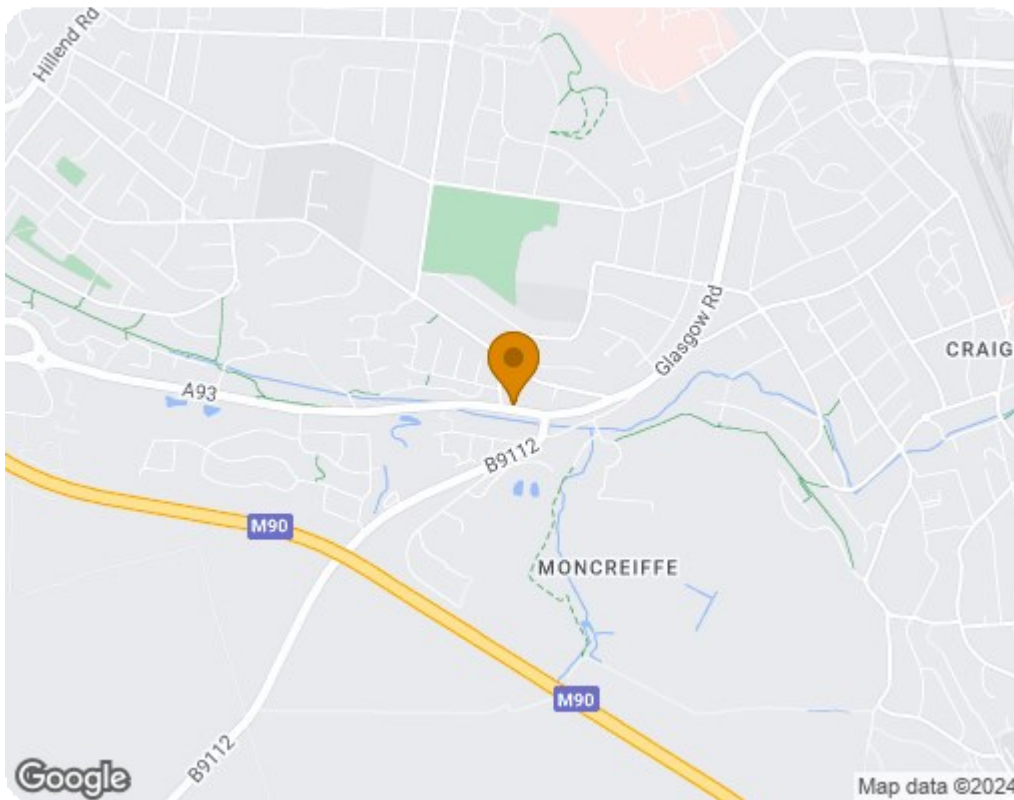
5'1" x 7'11" (1.56 x 2.42)





- Ground Floor Flat
- Gas Central Heating & Double Glazing
- Highly Sought After Location
- One Generous Bedroom
- Open Plan Kitchen/Lounge
- Spacious Accommodation
- Private Main Door Entrance
- Parking To The Front





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	69	77
(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	70	81
(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