

Simple Approach



**64 Dunsinane Drive, Perth
PH1 2DY**

Offers over £98,000

Simple Approach are pleased to welcome this well presented, upper floor flat on Dunsinane Drive to the Perthshire residential sales market. Set in the heart of the desirable area of Letham this property is very well-placed for its nearby amenities including local shops, restaurants and primary schools, as well as being just minutes away from Perth City Centre for all High Street shopping. This great property is set across one floor and comes to the market in good condition throughout, comprising of a welcoming entrance hallway, bright and spacious lounge, a stylish fitted kitchen, two generous bedrooms and a bathroom. Enjoying a peaceful location within the area, this property also boasts sought-after features such as gas central heating, double glazing, a private driveway and a rear garden. This property is ideal purchase for any first time buyer, investor or small family looking for a home in a fantastic residential location, which only viewing will confirm to the purchaser.





- Upper Floor Flat
- Sizeable Lounge
- Sought After Location
- Two Generous Bedrooms
- Gas Central Heating & Double Glazing
- Private Rear Garden
- Stylish Kitchen
- Private Driveway



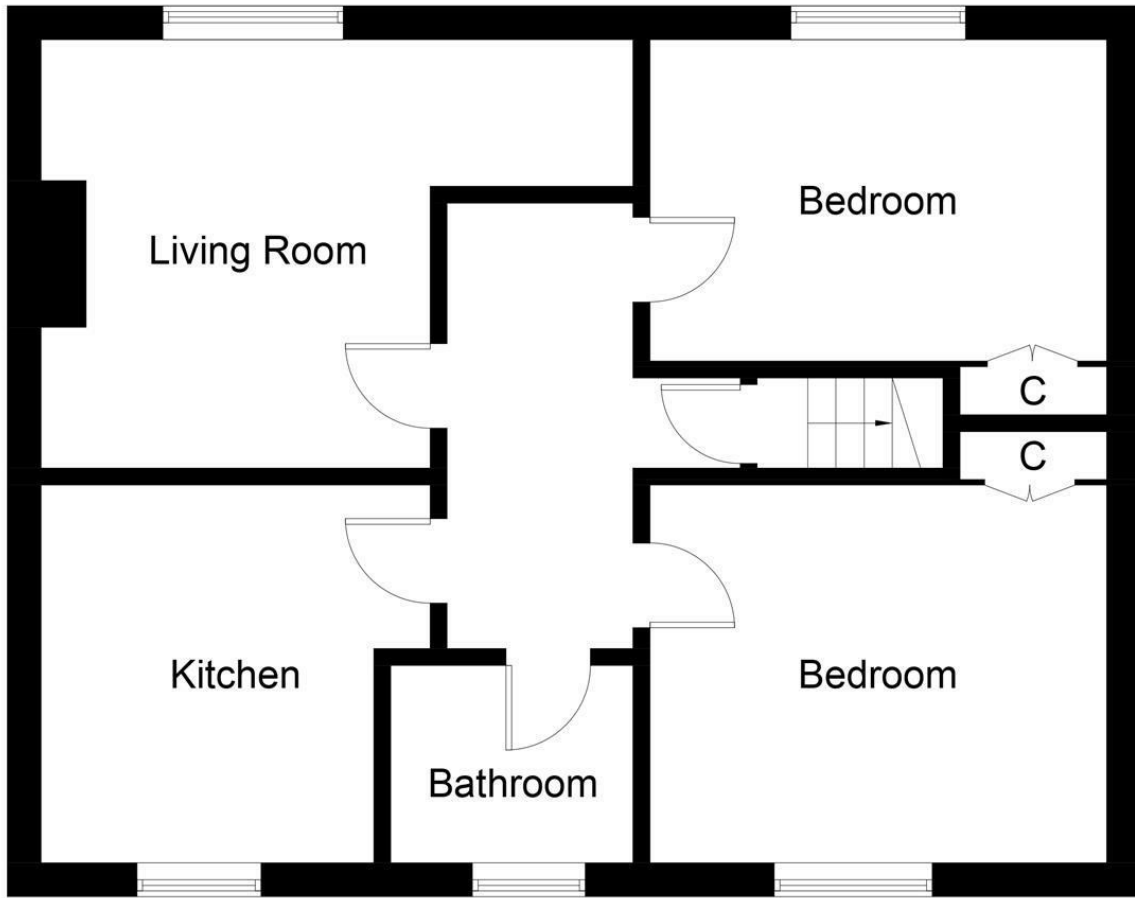


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1069225)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	