

Simple Approach



19 Grey Row, Perth
PH1 3JR

Offers over £138,950

Simple Approach are delighted to welcome this very well presented, two bedroom property on Grey Row in Ruthvenfield to the Perthshire residential market. This lovely property enjoys spacious and modern accommodation throughout, comprising of two double bedrooms, a modern fitted kitchen, a bright and spacious lounge with wood burning stove, a further cosy snug, and a chic showerroom. This property further benefits from its great location, double glazing, gas central heating and a sizable private garden. This property lends itself to a wide range of buyers such as first time buyers or investors looking for a well located property in excellent move in condition. Viewing is essential to appreciate the overall great amount of living space and excellent residential location on offer here at Grey Row.

Lounge

13'11" x 11'1" (4.26 x 3.40)

Snug

11'6" x 6'2" (3.53 x 1.90)

Kitchen

9'3" x 3'3", 298'6" (2.84 x 1,91)

Master Bedroom

10'7" x 9'10" (3.24 x 3)

Bedroom 2

10'4" x 6'7" (3.15 x 2.01)

Shower Room

5'9" x 5'2" (1.77 x 1.60)





- Two Bedroom, Ground Floor Flat
- Private Parking and Sizable Rear Garden
- Wood Burning Stove In lounge And Further Accomodation Provided By The Cosy Snug
- Great Residential Location
- Move In Condition Throughout
- Gas Central Heating
- Short Drive From Perth's City Centre



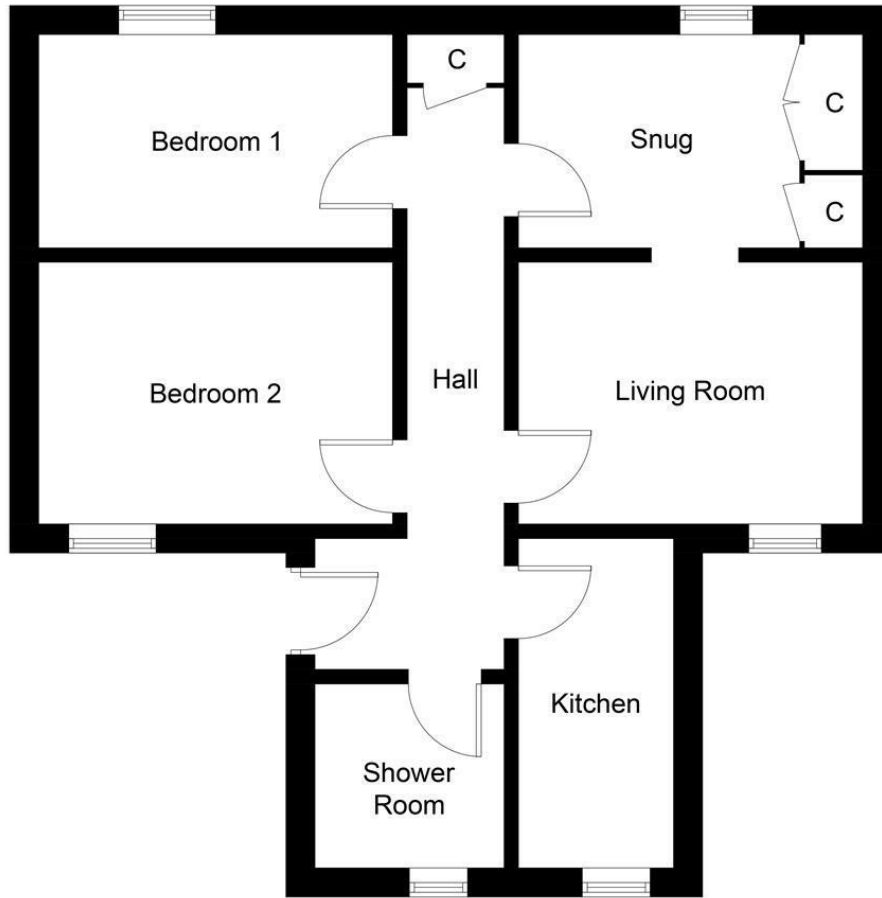


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1070503)



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			
		64	76
EU Directive 2002/91/EC			
Scotland		Current	Potential
Environmental Impact (CO ₂) Rating			
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			
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Not environmentally friendly - higher CO ₂ emissions			
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