

Simple Approach



**40 Morris Court, Perth  
PH1 2SZ**

**Offers over £130,000**



Simple Approach are pleased to welcome this very well presented, ground floor flat within the modern development on Morris Court to the residential sales market. Set within an ever desirable location, this lovely home comes to the market in excellent move in condition and offers spacious accommodation throughout. Comprising of; a welcoming entrance hallway, a stylish fitted kitchen / open plan lounge, two generous bedrooms and a fresh white bathroom. Boasting features such as gas central heating, double glazing, a secure entry system and an allocated parking space, this property offers buyers modern living within a sought-after development and could not be better located for quick access into Perth City Centre. Viewing is absolutely essential to appreciate the quality of home on offer, as well as the fantastic location.

**Lounge / Kitchen**

26'1" x 13'8" (7.97 x 4.18 )

**Master Bedroom**

11'7" x 10'7" (3.54 x 3.24)

**Ensuite Shower Room**

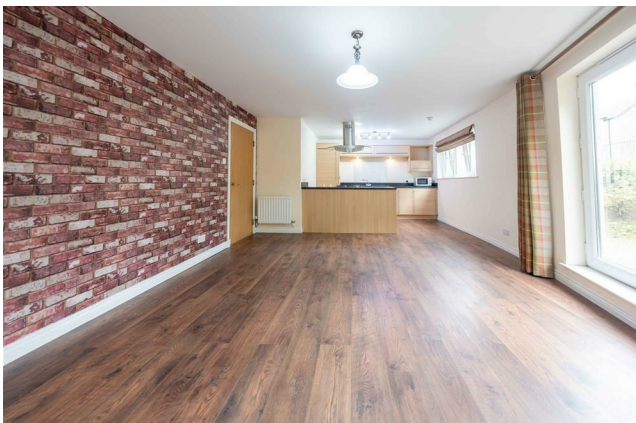
5'2" x 3'11" (1.6 x 1.21)

**Bedroom Two**

10'7" x 9'7" (3.25 x 2.93)

**Bathroom**

6'6" x 7'8" (1.99 x 2.34)





- Ground Floor Flat
- Stylish Fitted Kitchen
- Allocated Parking
- Two Generous Bedrooms
- Fresh White Bathroom
- Secure Entry System
- Well Presented Throughout
- Gas Central Heating & Double Glazing

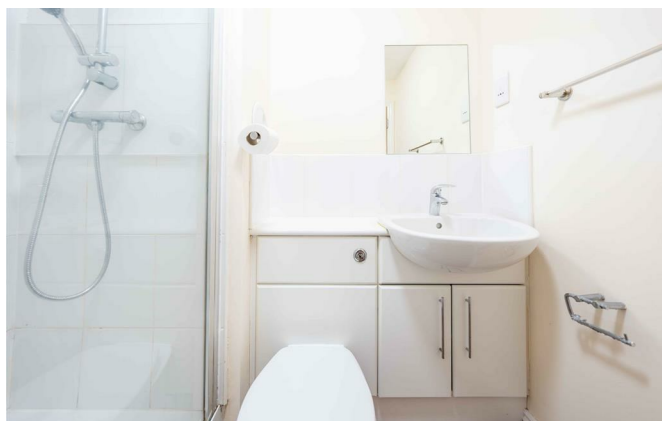
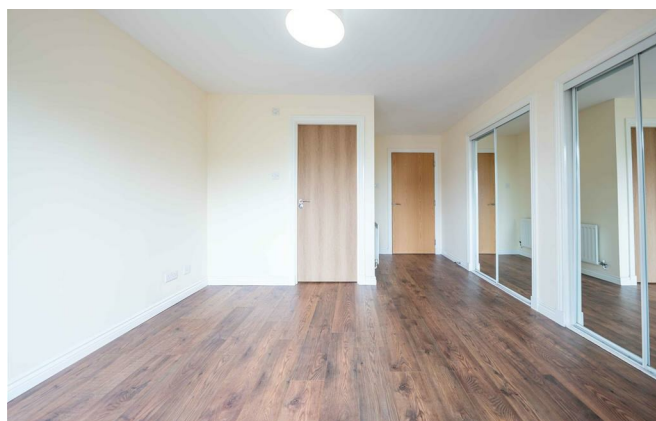






Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2024 (ID1083580)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>82</b>
(69-80) <b>C</b>		
(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>	<b>83</b>	<b>83</b>
(69-80) <b>C</b>		
(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