

Simple Approach



**3. Strathyre Avenue, Perth  
PH1 2DS**

**Offers over £84,950**

### 3. Strathyre Avenue, Perth, PH1 2DS

Simple Approach are delighted to welcome this well-presented, first floor flat on Strathyre Avenue to the open market. Set on a generous plot in the heart of the ever-desirable area of Letham, this property could not be better located for its quick access into Perth City Centre without compromising peace and quiet of a family friendly location. This lovely home comes to the market in good condition throughout, comprising; a bright and spacious lounge, a stunning modern fitted kitchen, one generous bedroom with fitted storage and a stylish shower room. The property further benefits from sought-after features such as gas central heating, double glazing and ample on street parking. This lovely property due to its size, location and great condition is the perfect purchase for any first-time buyer looking for a well located home in one of the more sought-after locations of Perth. Viewing is absolutely essential to appreciate the quality of home on offer here at Strathyre Avenue.

#### Entrance Hallway

1.68 x 3.96

#### Lounge

3.77 x 3.38

#### Kitchen

2.28 x 3.01

#### Bedroom

3.77 x 2.87

#### Bathroom

1.76 x 1.76

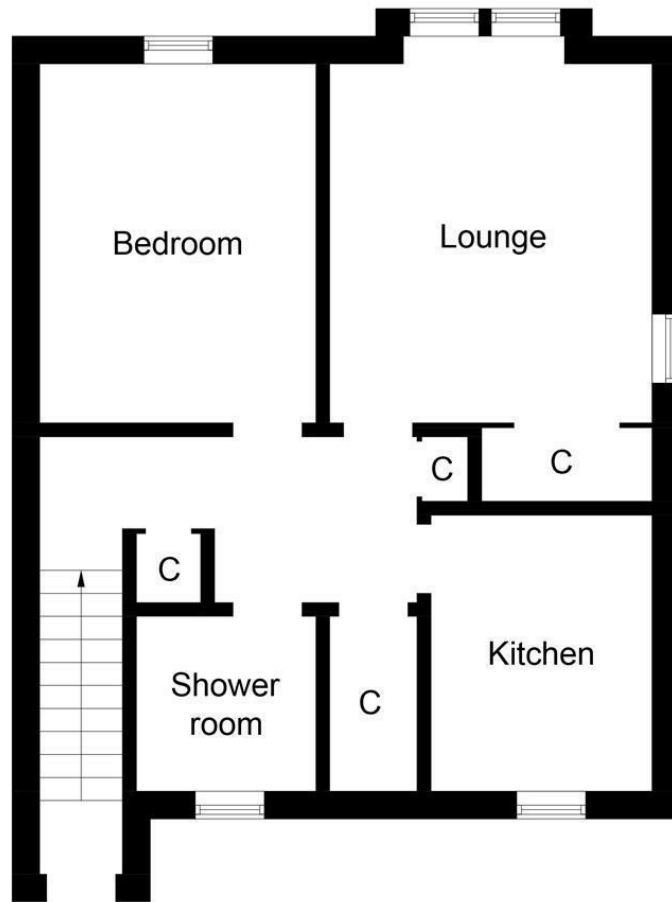






- One Bedroom First Floor Apartment
- Gas Central Heating & Double Glazing
- Move In Condition
- Residents Parking
- Great Sought After Location Close To All Local Amenities





| Energy Efficiency Rating  |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) <b>A</b>  |         |           |
| (81-91) <b>B</b>  |         |           |
| (69-80) <b>C</b>  | 73      | 75        |
| (55-68) <b>D</b>  |         |           |
| (39-54) <b>E</b>  |         |           |
| (21-38) <b>F</b>  |         |           |
| (1-20) <b>G</b>   |         |           |
| Not energy efficient - higher running costs                     |         |           |
| EU Directive 2002/91/EC   |         |           |
| Scotland  |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|   | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>  |         |           |
| (81-91) <b>B</b>  |         |           |
| (69-80) <b>C</b>  | 74      | 77        |
| (55-68) <b>D</b>  |         |           |
| (39-54) <b>E</b>  |         |           |
| (21-38) <b>F</b>  |         |           |
| (1-20) <b>G</b>   |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| EU Directive 2002/91/EC   |         |           |
| Scotland  |         |           |