

Simple Approach



Estate Agents



**Flat 4 Rosario Terrace 3 Jeanfield Road, Perth
PH1 1PG**

Offers over £92,950

Simple Approach are delighted to welcome this ground floor flat on Jeanfield Road to the residential sales market. Set within a highly sought after location, this lovely property could not be better situated to take advantage of all local amenities found close by or just a short walk away from Perth City Centre. The accommodation is generous, comprising of a welcoming entrance hallway, one generous bedroom, a bright and spacious lounge, a kitchen / dining area and a modern shower room. Practical attributes include newly installed gas central heating, new radiators and full double glazing throughout. This property is the ideal purchase for any first time buyer, couple or investor seeking a well located property set within one of Perth's most desirable areas. Viewing is essential to appreciate all that is on offer here at Jeanfield Road.

Lounge

12'5" x 12'9" (3.79 x 3.91)

Kitchen

12'9" x 8'9" (3.89 x 2.67)

Bedroom

12'0" x 12'9" (3.67 x 3.90)

Shower Room

7'7" x 5'6" (2.33 x 1.68)

Storage Cupboard

8'2" x 4'1" (2.50 x 1.25)

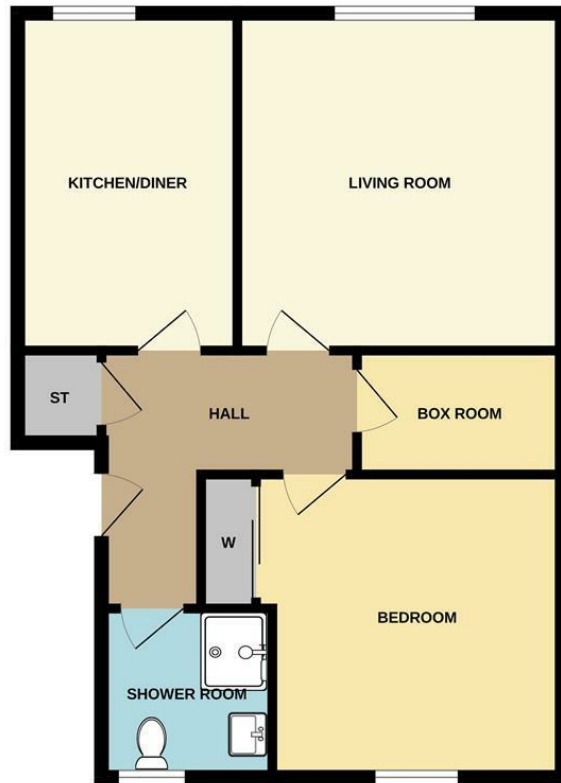




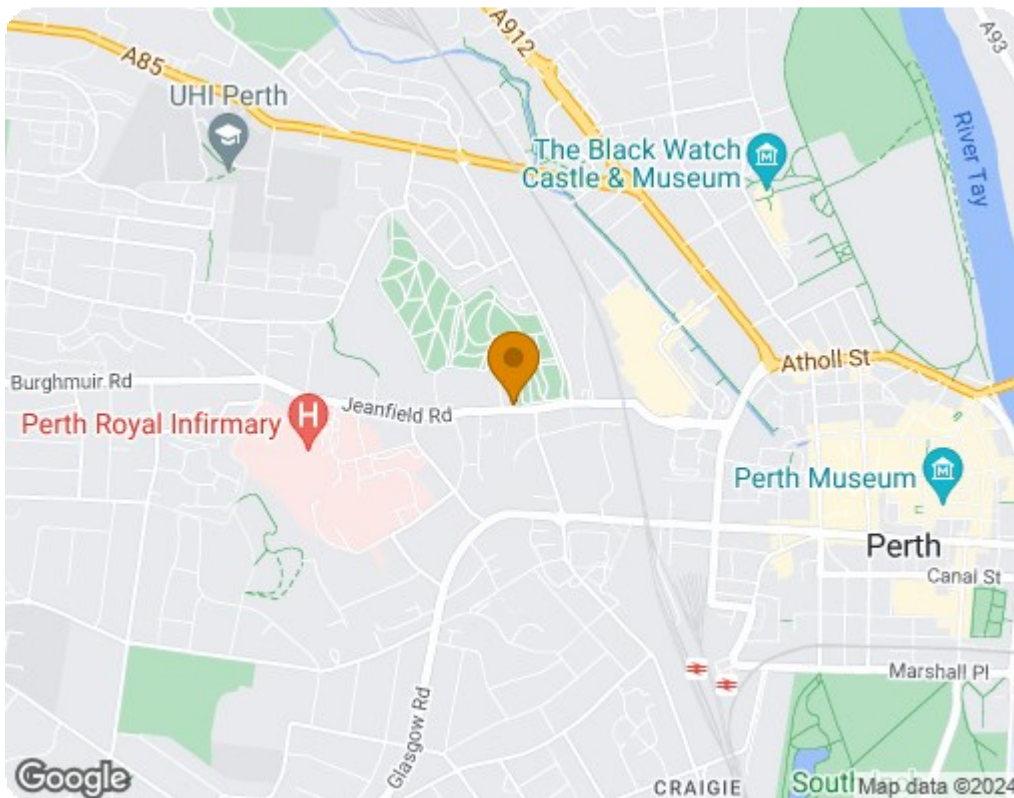
- Very Sought After Location
- Needs Painted and New Flooring Throughout
- Large Ground Floor One Bedroom Apartment With A Private Back & Front Garden
- Close To All Local Amenities
- Brand New Windows, Door, Worcester Boiler and Radiators
- Ideal For First Time Buyers, Couples or Investors



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	79
(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		71	82
(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	