

Simple Approach



**Flat 2-1, 11 Jeanfield Road, Perth
PH1 1PG**

Offers over £113,950

Simple Approach are pleased to welcome this newly renovated flat on Jeanfield Road to the Perthshire 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 bright and spacious lounge, sizeable modern fitted kitchen, two generous bedrooms and stylish bathroom. Practical attributes include gas central heating 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

10'11" x 12'0" (3.34 x 3.67)

Kitchen

11'2" x 9'8" (3.42 x 2.97)

Bedroom 1

11'10" x 9'1" (3.63 x 2.77)

Bedroom 2

11'2" x 8'4" (3.41 x 2.55)

Bathroom

5'4" x 8'3" (1.63 x 2.53)





- Newly Renovated Flat
- Modern Fitted Kitchen
- Close To All Local Amenities
- Two Generous Bedrooms
- Bright & Spacious Lounge
- Communal Rear Garden
- Highly Sought After Location
- Gas Central Heating & Double Glazing



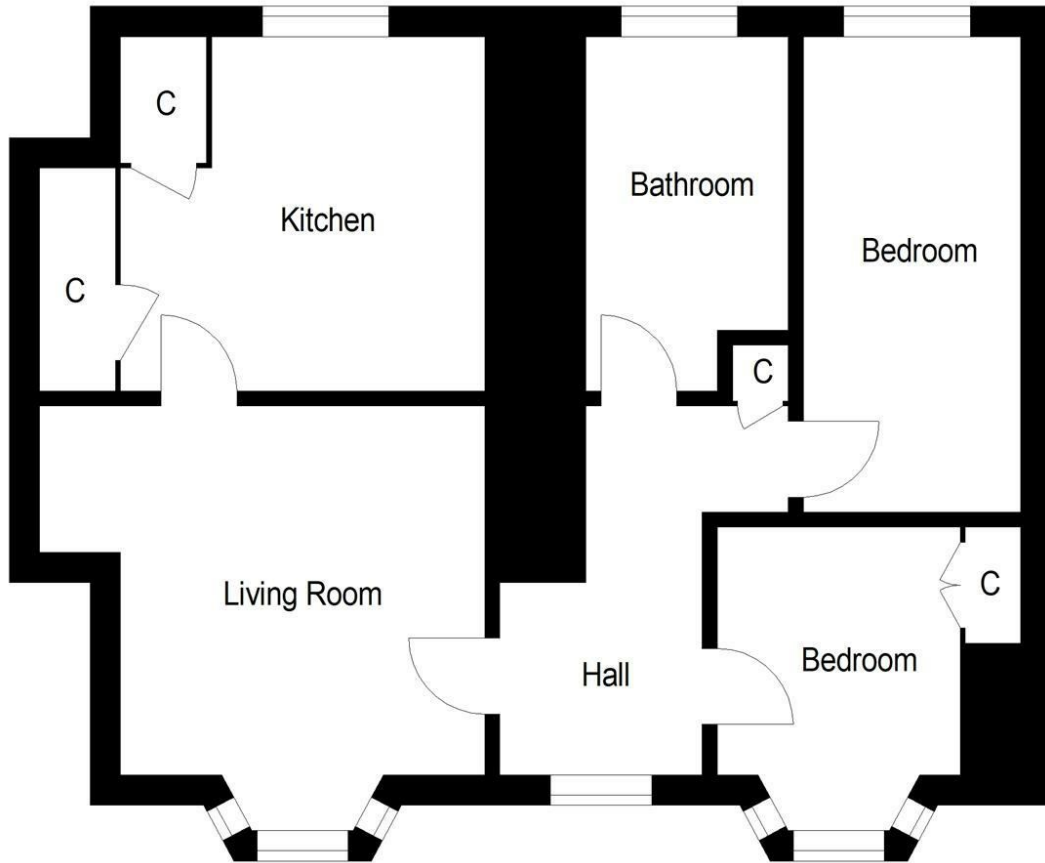
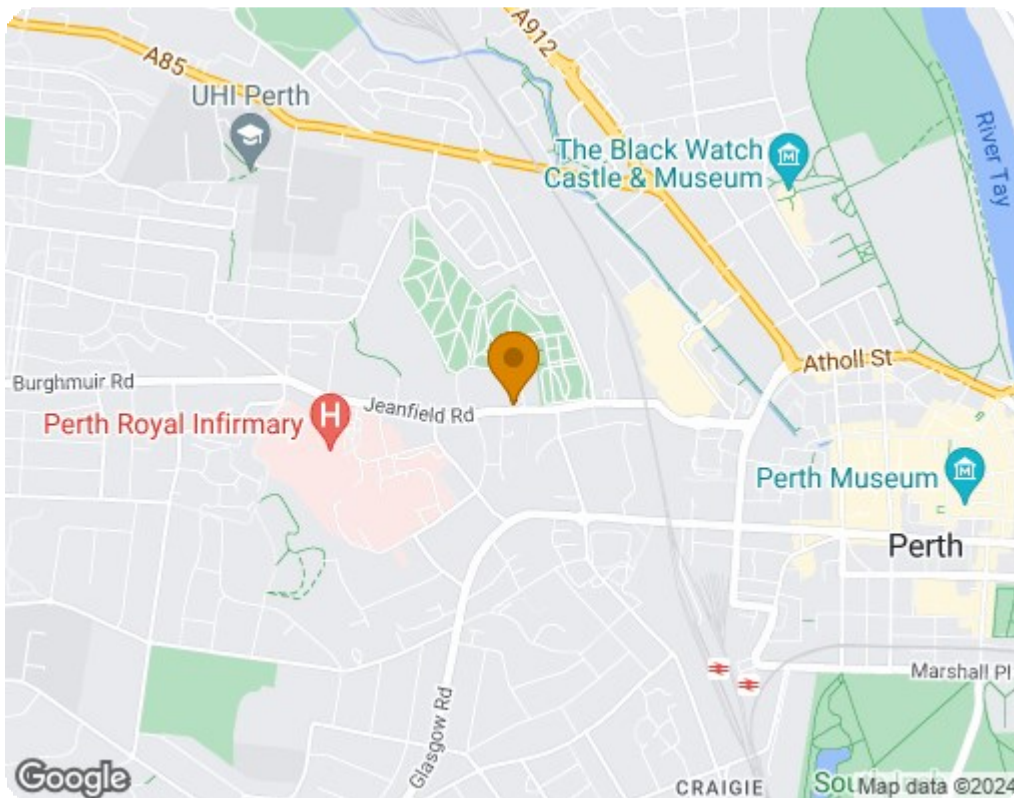



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1103858)



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 