

Simple Approach



**127 Brahan Terrace, Perth  
PH1 2LW**

**Offers over £122,950**

Simple Approach are delighted to welcome this very well presented flat on Brahan Terrace to the Perthshire residential sales market. This lovely property comes to the market in excellent move in condition throughout and offers spacious accommodation set across one floor. Comprising a welcoming lounge with stunning wood burning stove feature, a modern fitted kitchen with ample space for dining, three bedrooms (one of which is currently being utilized as a dressing room) and a stylish bathroom completes the interior of this property. Practical attributes include wood burning stove, electric panel heaters, full double glazing and a private main door entrance. Brahan Terrace further enjoys and sizeable private rear garden and ample on street parking to the front. Viewing is essential to appreciate the overall space and excellent location on offer.

**Lounge**

12'5" x 14'11" (3.80 x 4.57)

**Kitchen**

9'10" x 12'4" (3.01 x 3.78)

**Bedroom One**

10'11" x 11'0" (3.35 x 3.37)

**Bedroom Two**

9'8" x 10'6" (2.96 x 3.21)

**Bedroom Three**

7'6" x 7'4" (2.31 x 2.26)

**Bathroom**

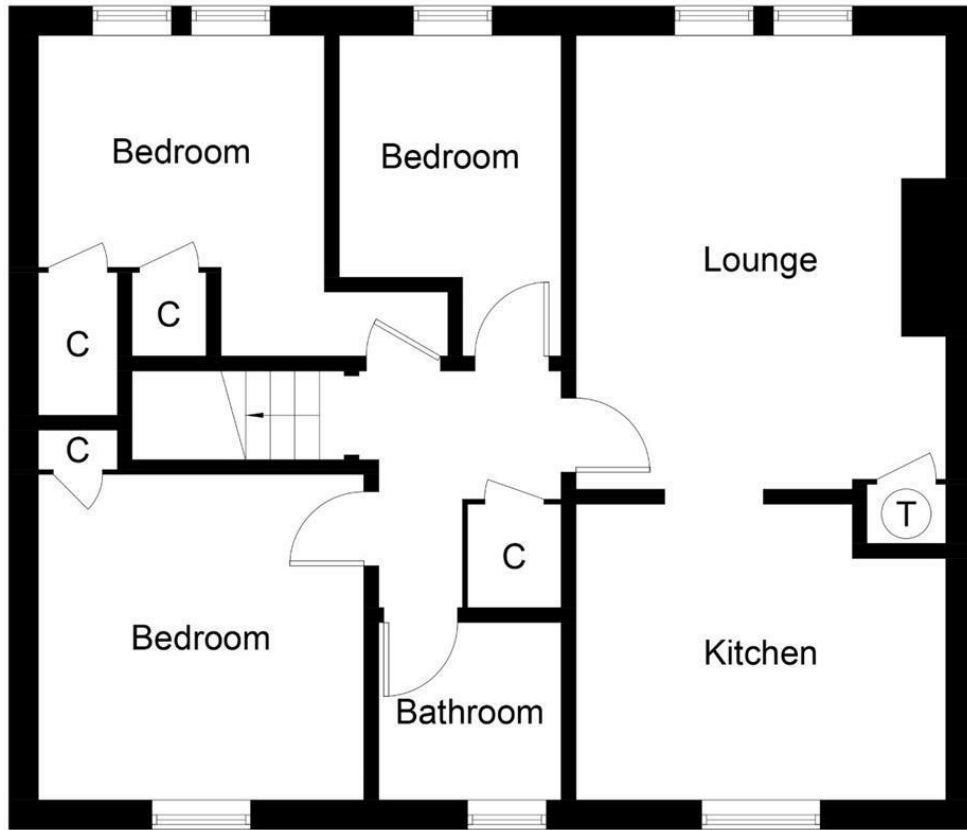
5'8" x 6'0" (1.74 x 1.85)





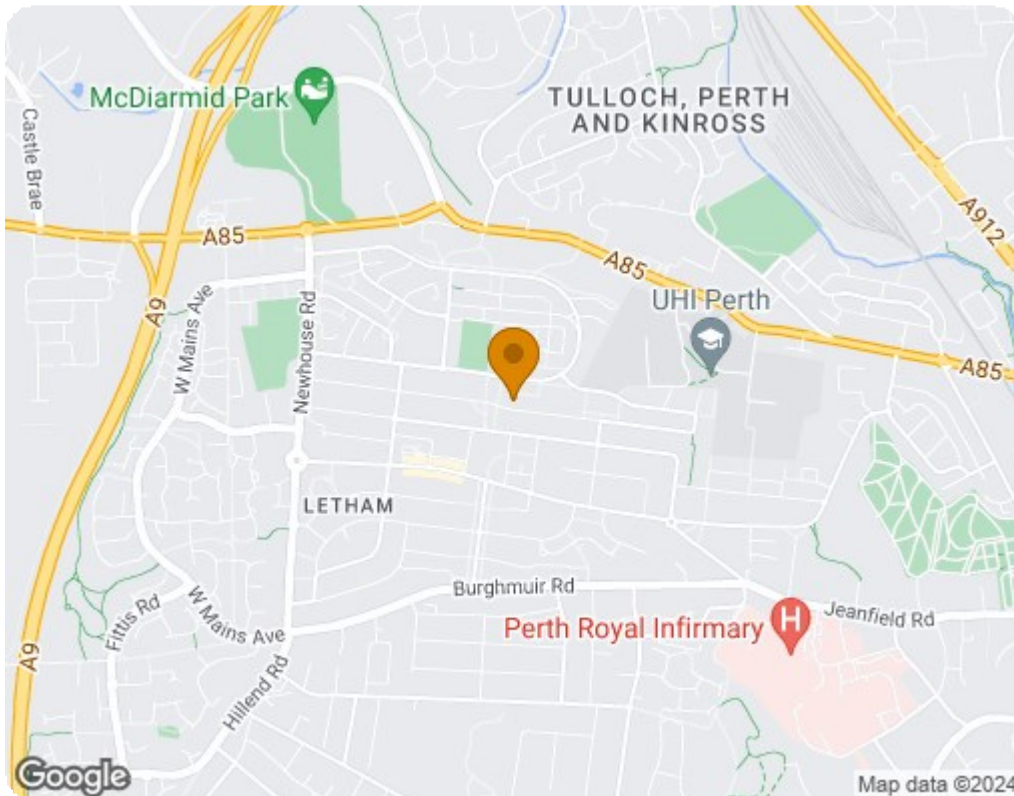
- Immaculate Well Presented Flat
- Wood Burning Stove Feature
- Sizeable Private Rear Garden
- Three Bedrooms
- Wood Burning Stove and Electric Panel Heaters
- Ample On Street Parking To The Front
- Bright & Spacious Lounge
- Modern Fitted Kitchen With Ample Space For Dining
- Full Double Glazing





### First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1106772)



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>		71	80
(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			
<b>Scotland</b>		EU Directive 2002/91/EC	
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>		66	65
(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			
<b>Scotland</b>		EU Directive 2002/91/EC	