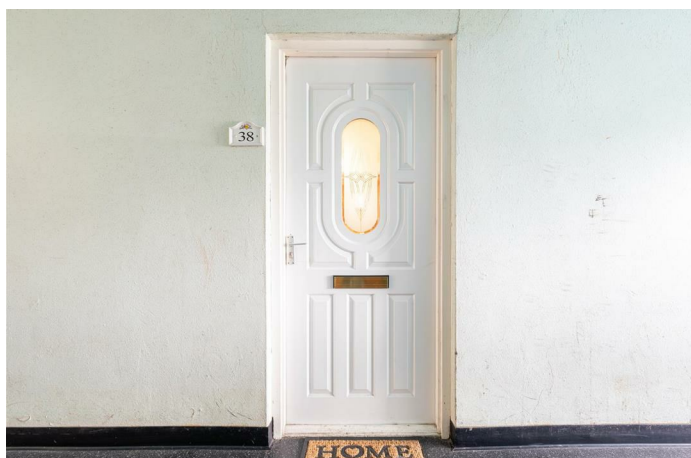


Simple Approach



**38 Lingay Court, Perth
PH1 3DE**

Offers over £76,950

Simple Approach are delighted to welcome this firstfloor flat on Lingay Court to the Perthshire residential sales market. Set within the heart of the ever desirable North Muirton, this lovely property comes to the market offering spacious accommodation throughout, comprising of; a fitted kitchen, a bright and spacious lounge, two generous bedrooms one of which has fitted storage space and a bathroom with shower over bath facility. This property further benefits from sought after features such as electric heating, double glazing, ample parking and being close to all local amenities. Lingay Court lends itself to a wide range of buyers, including first time buyers, investors or small families looking for a well located property. Viewing is essential to appreciate the full package on offer.

Lounge

10'10" x 15'10" (3.31 x 4.85)

Kitchen

11'10" x 9'3" (3.62 x 2.82)

Bedroom 1

11'10" x 10'11" (3.61 x 3.33)

Bedroom 2

10'7" x 10'10" (3.24 x 3.32)

Bathroom

9'1" x 5'10" (2.79 x 1.79)





- First Floor Flat
- Two Double Bedroom
- Electric Heating And Double Glazing
- Popular North Muirton Location
- Ample On Street Parking Available



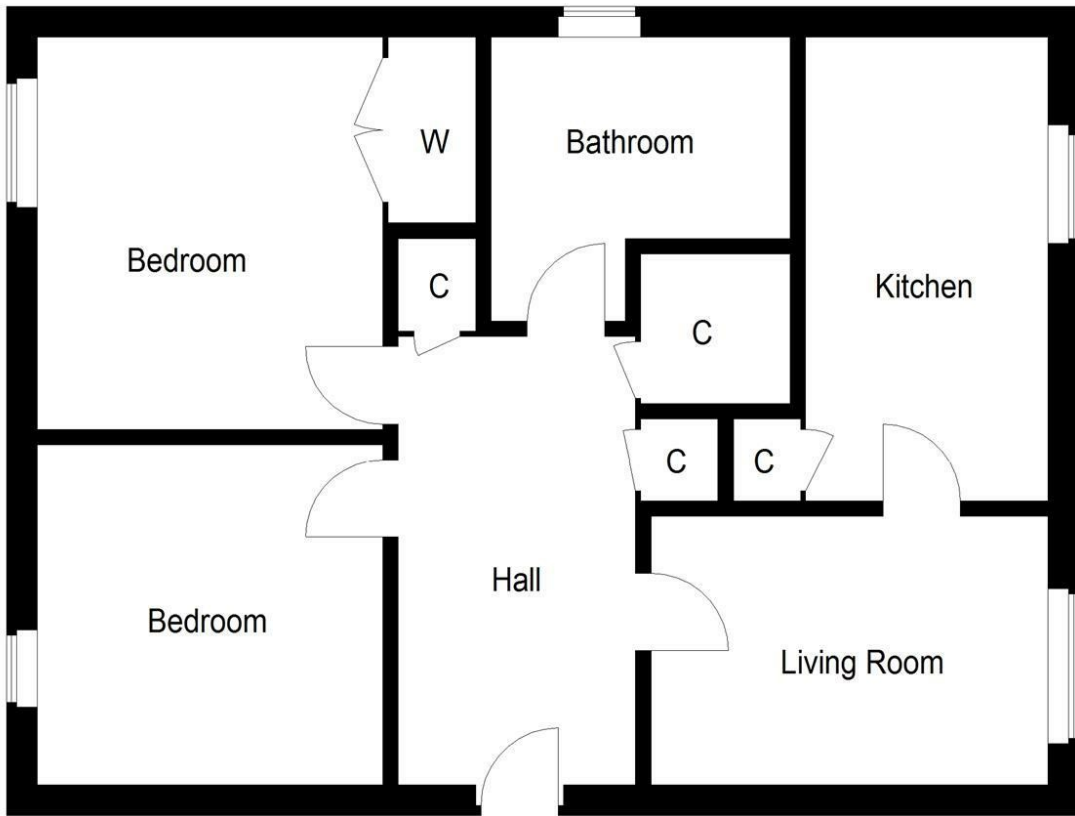
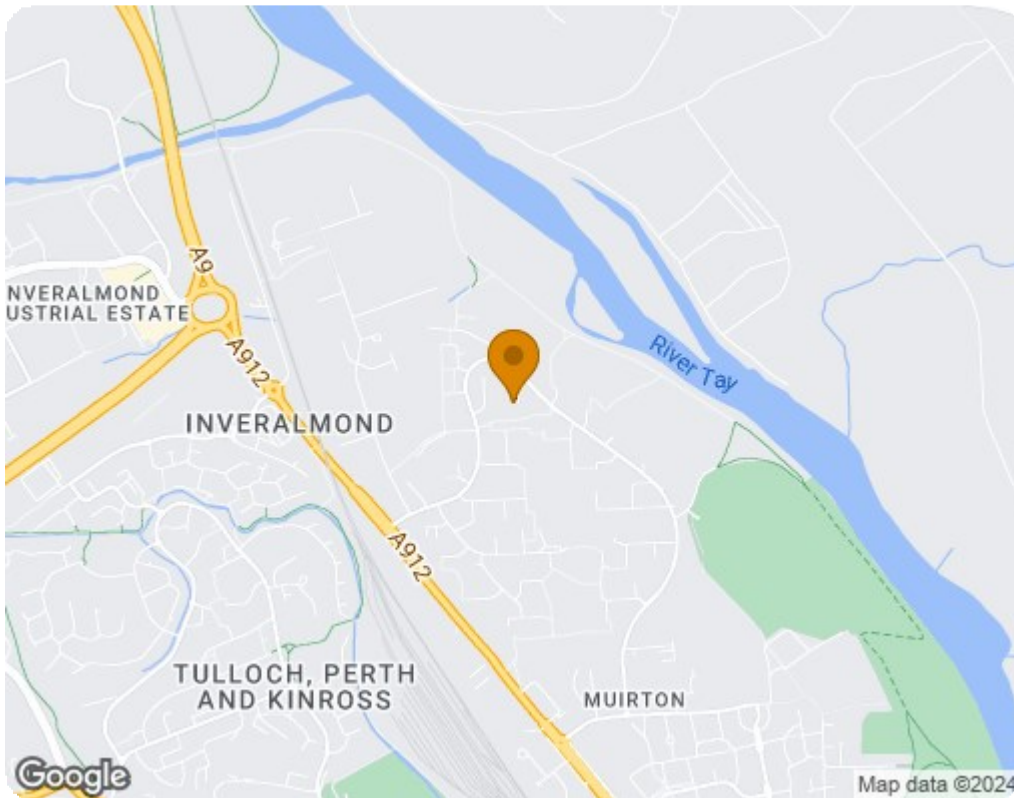


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1108288)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	72	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	55	68
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
Scotland		EU Directive 2002/91/EC