

Simple Approach



**33E. Friar Street, Perth  
PH2 0EG**

**Offers over £109,950**

Simple Approach are delighted to welcome this bright and modern two bedroom top floor flat on Friar Street to the residential market. Set in the ever popular area of Craigie, this lovely apartment is close to all local amenities found in Perth City Centre, Perth Bus & Train Station as well as a nearby Tesco Supermarket, shops and two local Primary Schools situated just minutes away. The property comprises a good size lounge with fresh decoration and light carpeting, a modern kitchen with white goods available, two double bedrooms with integrated wardrobes and a shower room. This property also benefits from a shared cupboard in the top floor hallway and a private coal shed. Set on the top floor, buyers are offered a home with lovely views across rooftops towards Kinnoull Hill- which only viewing will confirm.

**Lounge**

10'10" x 10'11" (3.31 x 3.33)

**Kitchen**

12'9" x 4'11" (3.89 x 1.50)

**Bedroom One**

11'3" x 9'3" (3.43 x 2.84)

**Bedroom Two**

11'3" x 7'6" (3.43 x 2.29)

**Shower Room**

6'0" x 4'5" (1.83 x 1.35)



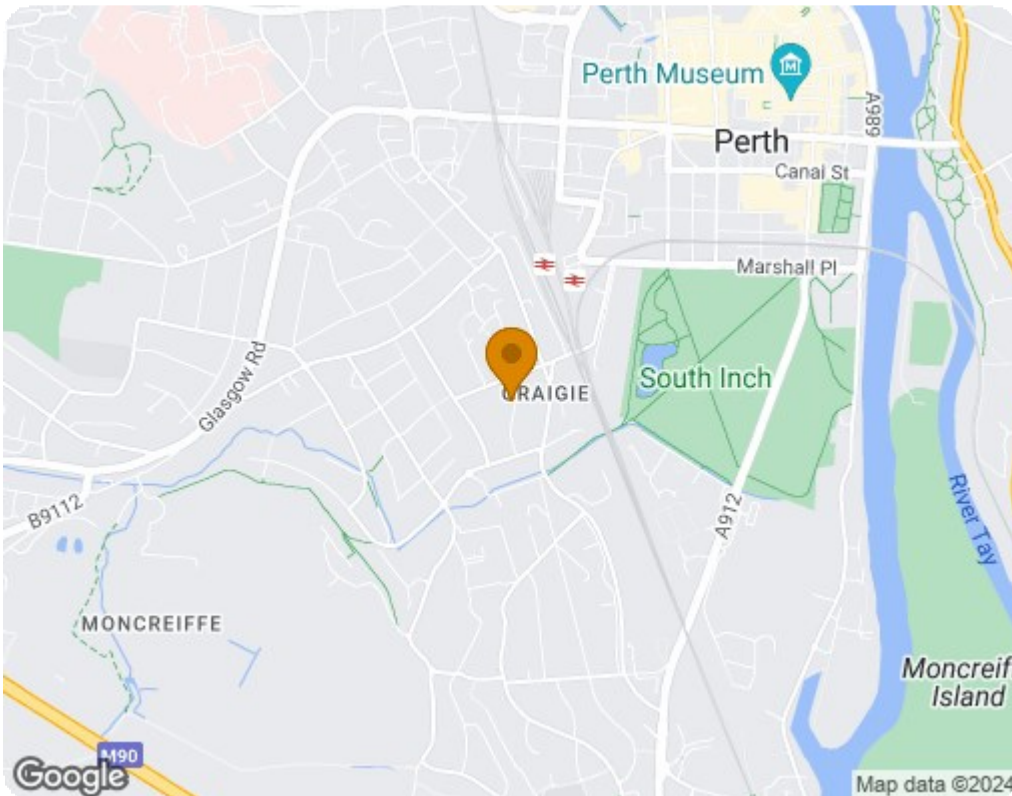


- Two Bed, Top Floor Flat
- Ample On Street Parking

- Move-in Condition Throughout
- Stunning Views Over Kinnoull Hill

- Private Garden Space
- Modern Shower Room





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>	76	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		
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>	78	84
(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		
Scotland EU Directive 2002/91/EC		