

Simple Approach



**28B Hermitage Drive, Perth
PH1 2SY**

Offers over £94,950

Simple Approach are pleased to welcome this very well presented, first floor flat on Hermitage Drive to the Perthshire residential sales market. Set within an ever desirable area, this property is in excellent condition and offers spacious accommodation throughout. Comprising; a bright and spacious lounge, a stylish kitchen, one generous bedroom and a bathroom with shower over bath facility. Practical attributes include electric heating and full double glazing. This lovely property lends itself to a wide range of buyers including first time buyers, couples or investors seeking a well located flat situated within a desirable area. Hermitage Drive is in the perfect location to take advantage of all close by amenities, sitting within close proximity to Tesco, motorway access and bus routes to Perth City Centre. Viewing is essential to appreciate all that is on offer.

Lounge

15'10" x 11'8" (4.85 x 3.56)

Kitchen

11'2" x 5'10" (3.41 x 1.80)

Bedroom

11'1" x 8'9" (3.40 x 2.67)

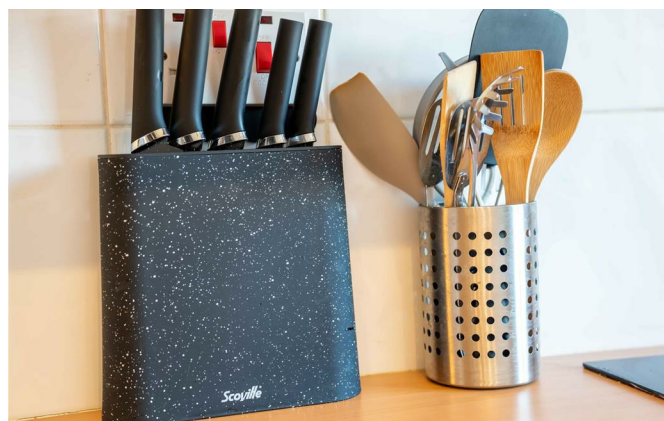
Bathroom

5'6" x 6'6" (1.69 x 1.99)

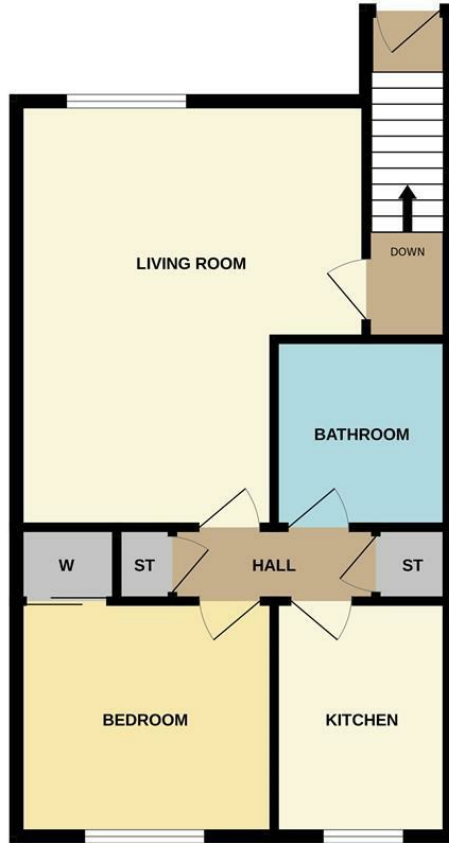




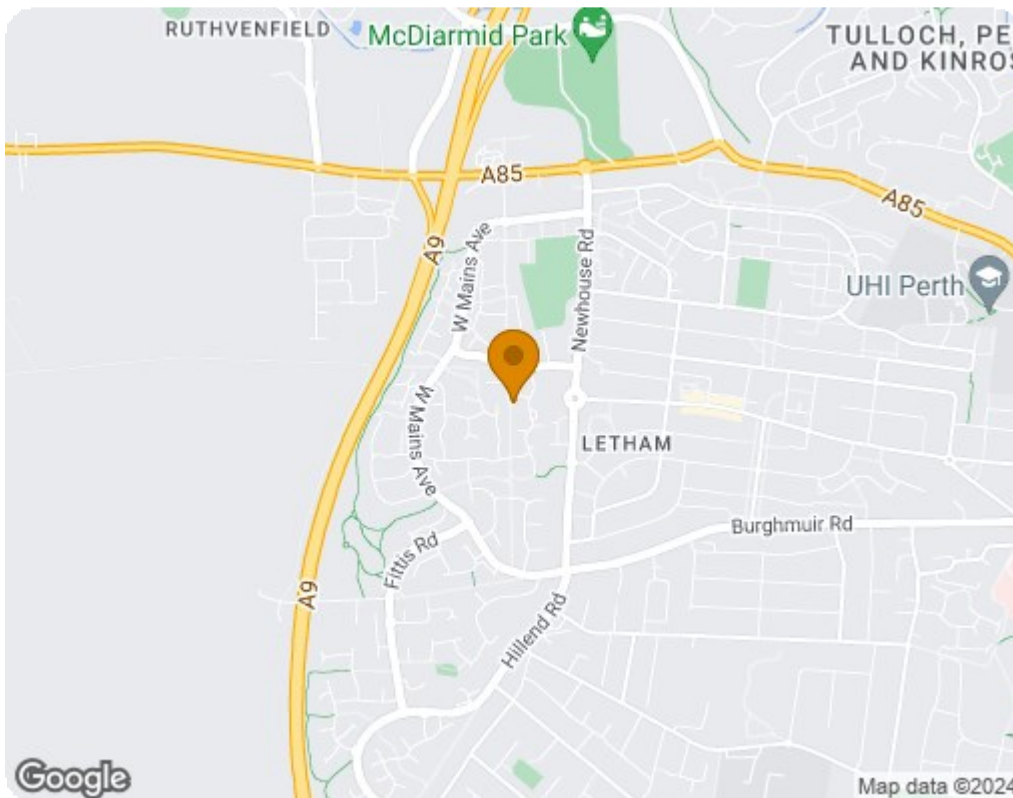
- First Floor Flat
- One Generous Bedroom
- Very Well Presented Throughout
- Bright & Spacious Lounge
- Stylish Fitted Kitchen
- Electric Heating & Double Glazing



FIRST 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	73	78
(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	63
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
Scotland		EU Directive 2002/91/EC