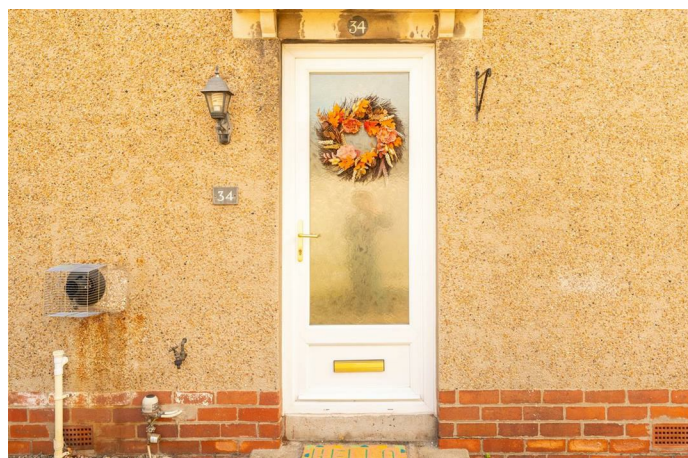


Simple Approach



**34 King Street, Perth
PH1 4NA**

Offers over £129,950

Simple Approach are pleased to welcome this well presented, ground floor flat on King Street to the Perthshire residential sales market. Set within the charming village of Stanley, this lovely property is ideally placed to take advantage of all the local amenities found in the village along with being just a short drive away from Perth City Centre.

The accommodation is generous and offers spacious accommodation set across one accessible floor, comprising; an entrance hallway, bright and spacious lounge, a stylish fitted kitchen, three generous bedrooms and a bathroom. Boasting sought-after features such as oil central heating, double glazing, private parking and a generous garden to the rear this property lends itself to a wide range of buyers and would be perfectly suited to any first time buyer, investor or growing family looking for a well-located home in move-in condition. Viewing is absolutely essential to appreciate the overall space and excellent location on offer.

Lounge

15'10" x 12'0" (4.85 x 3.66)

Kitchen

12'5" x 5'6" (3.79 x 1.68)

Bedroom One

10'11" x 12'9" (3.33 x 3.91)

Bedroom Two

9'2" x 12'6" (2.80 x 3.83)

Bedroom Three

9'1" x 13'5" (2.77 x 4.09)

Family Bathroom

8'9" x 4'11" (2.68 x 1.51)





- Ground Floor Flat
- Bright & spacious Lounge
- Three Generous Bedrooms
- Oil Central Heating & Double Glazing
- Sought After Village Location
- Private Driveway



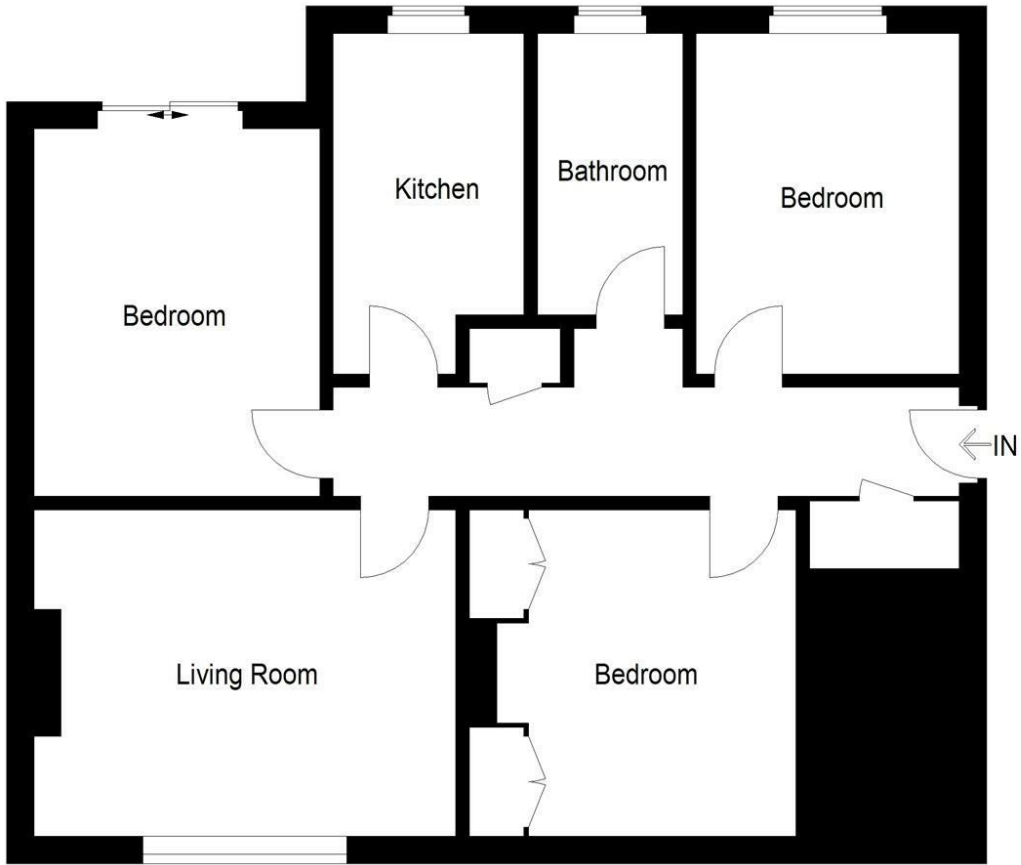
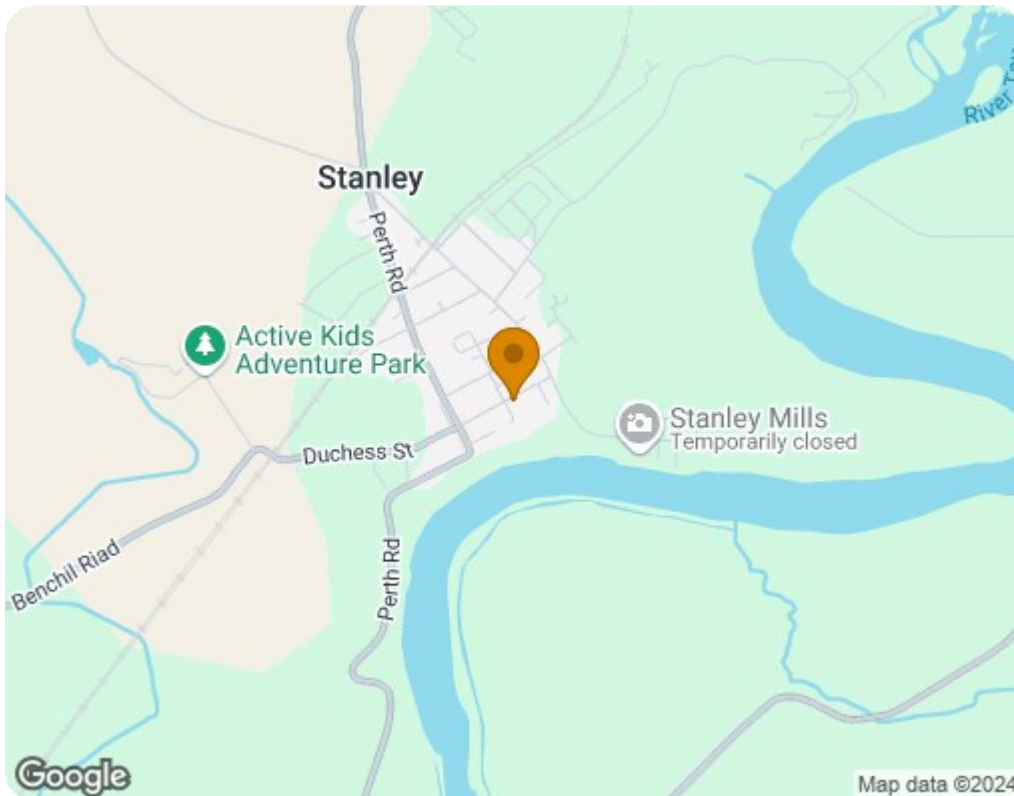


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1101682)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	60	
(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		77
(81-91) B		
(69-80) C		
(55-68) D	51	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland		EU Directive 2002/91/EC