

Simple Approach



**62 Monart Road, Perth  
PH1 5UQ**

**Offers over £154,950**

Simple Approach are delighted to welcome this spacious and beautifully presented ground floor apartment on Monart Road to the residential sales market. Set within walking distance of Perth City Centre this property could not be better located for its quick access to all local amenities found nearby. This lovely property offers spacious accommodation set across one accessible floor, comprising; a welcoming entrance, a bright and spacious lounge with large windows allowing for plentiful of light to flood the room, a stylish fitted kitchen with ample space for dining, two generous bedrooms both of which enjoy fitted wardrobes, a master ensuite shower room and a further chic bathroom. This stunning property further benefits from modern features such as gas central heating, double glazing, secure entry system and an allocated parking space - making it the perfect purchase for any first time buyer, mature buyer or small family looking to move into a fantastic home. Viewing is absolutely essential in order to appreciate the full package on offer, as well as the excellent location.

### Lounge

15'10" x 14'2" (4.84 x 4.34)

### Kitchen

9'8" x 9'10" (2.97 x 3.02)

### Master Bedroom

11'2" x 8'9" (3.41 x 2.69)

### Ensuite Shower Room

5'4" x 7'2" (1.63 x 2.19)

### Bedroom Two

10'5" x 8'9" (3.18 x 2.69)

### Bathroom

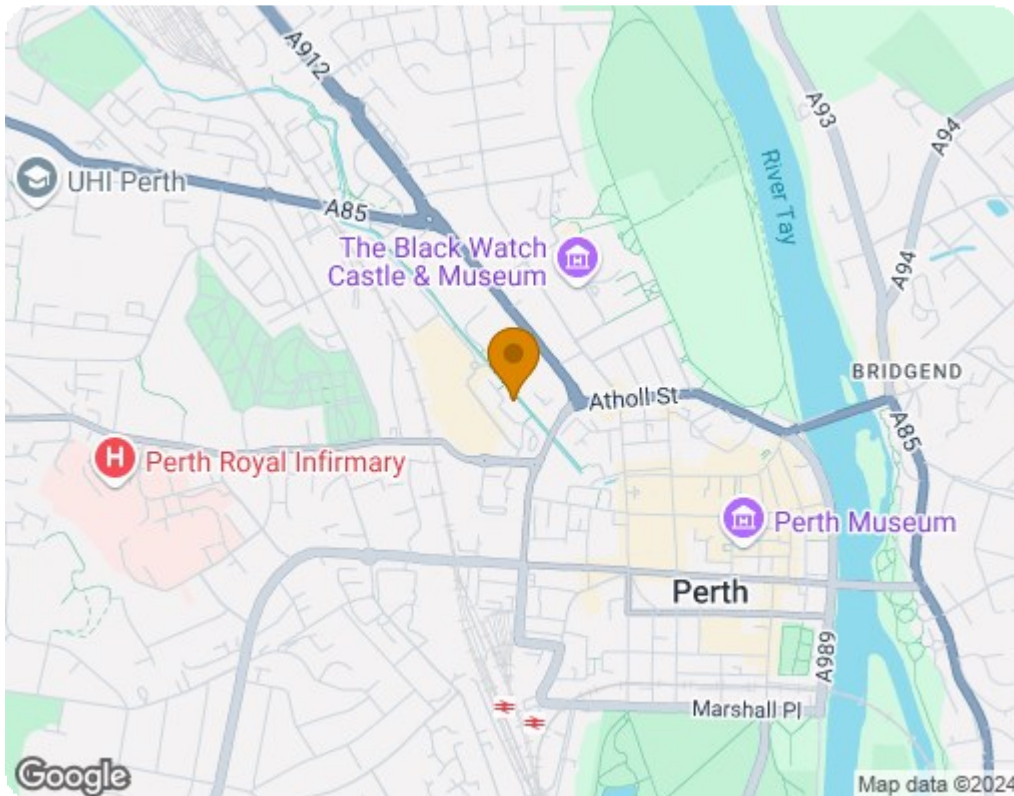
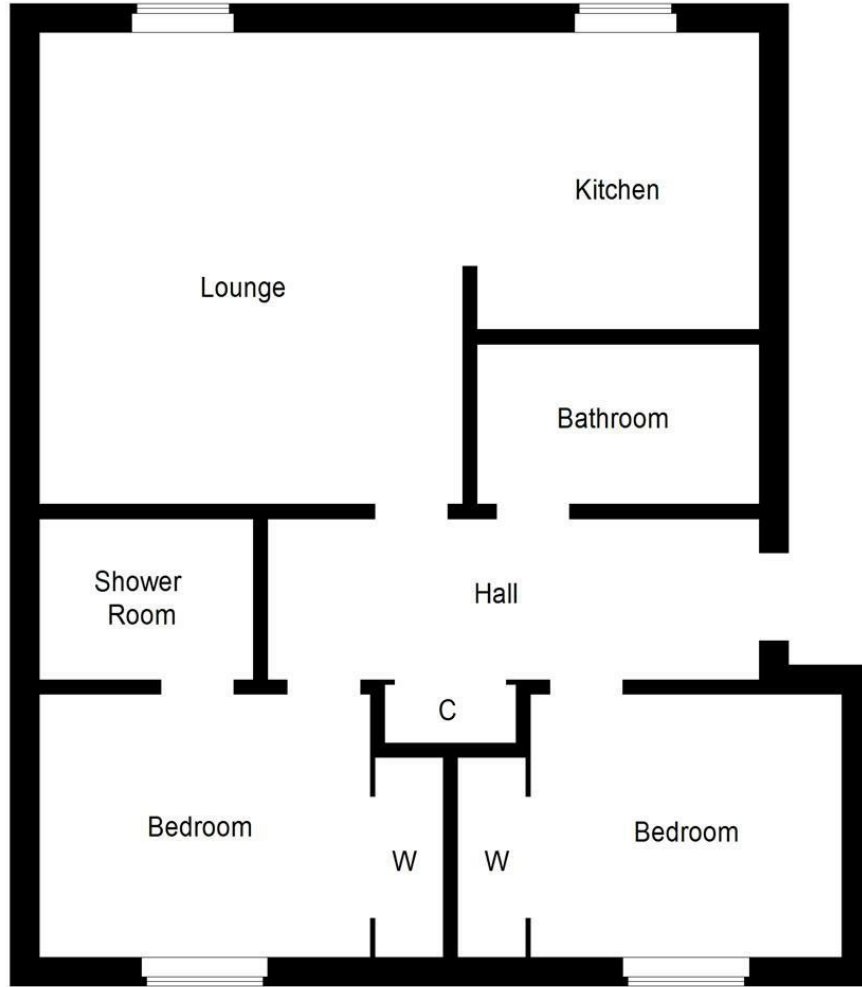
5'5" x 8'10" (1.66 x 2.70)





- Ground Floor Flat
- Stylish Fitted Kitchen
- Allocated Parking Space
- Two Generous Bedrooms
- Bright & Spacious Lounge
- Move-In Condition Throughout
- Master Ensuite Shower Room
- Gas Central Heating & Double Glazing





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>82</b>	<b>82</b>
(69-80) <b>C</b>		
(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>	<b>84</b>	<b>84</b>
(69-80) <b>C</b>		
(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		
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