

Simple Approach



**26D Needless Road, Perth  
PH2 0LD**

**Offers over £129,950**



Simple Approach are pleased to welcome this upper floor flat on Needless Road to the Perthshire residential sales market. Set within the ever desirable Cragie, this lovely property comes to the market in excellent move in condition throughout and is ideally placed to take advantage of all local amenities along with being just a short walk away from Perth City Centre. This lovely property comprises of a bright front facing lounge, good sized kitchen, two generous bedrooms and modern bathroom with shower over bath facility. Practical attributes include gas central heating, full double glazing, a well maintained communal rear garden and on street parking. Viewing is essential to appreciate the overall space and excellent property on offer here at Needless Road, Perth.

**Lounge**

11'3" x 13'11" (3.43 x 4.26)

**Kitchen**

6'5" x 12'0" (1.97 x 3.67)

**Bedroom One**

9'7" x 11'5" (2.93 x 3.48)

**Bedroom Two**

12'3" x 10'1" (3.74 x 3.08)

**Bathroom**

8'0" x 5'4" (2.44 x 1.64)



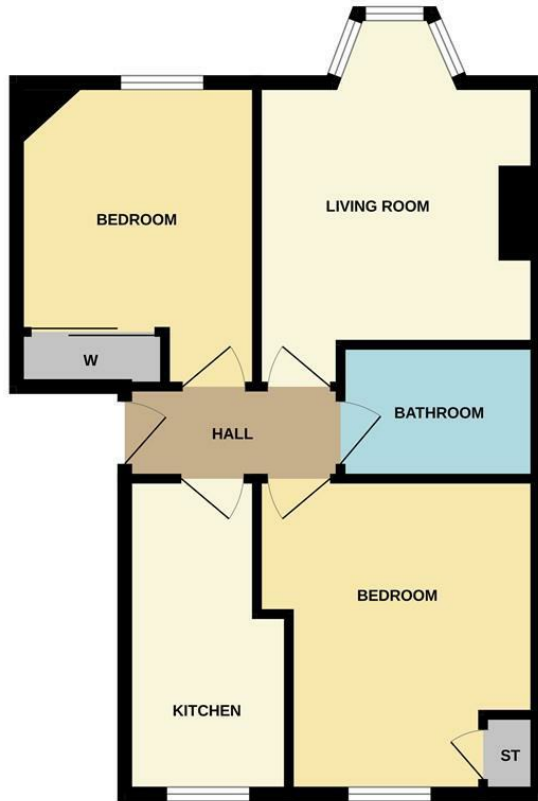




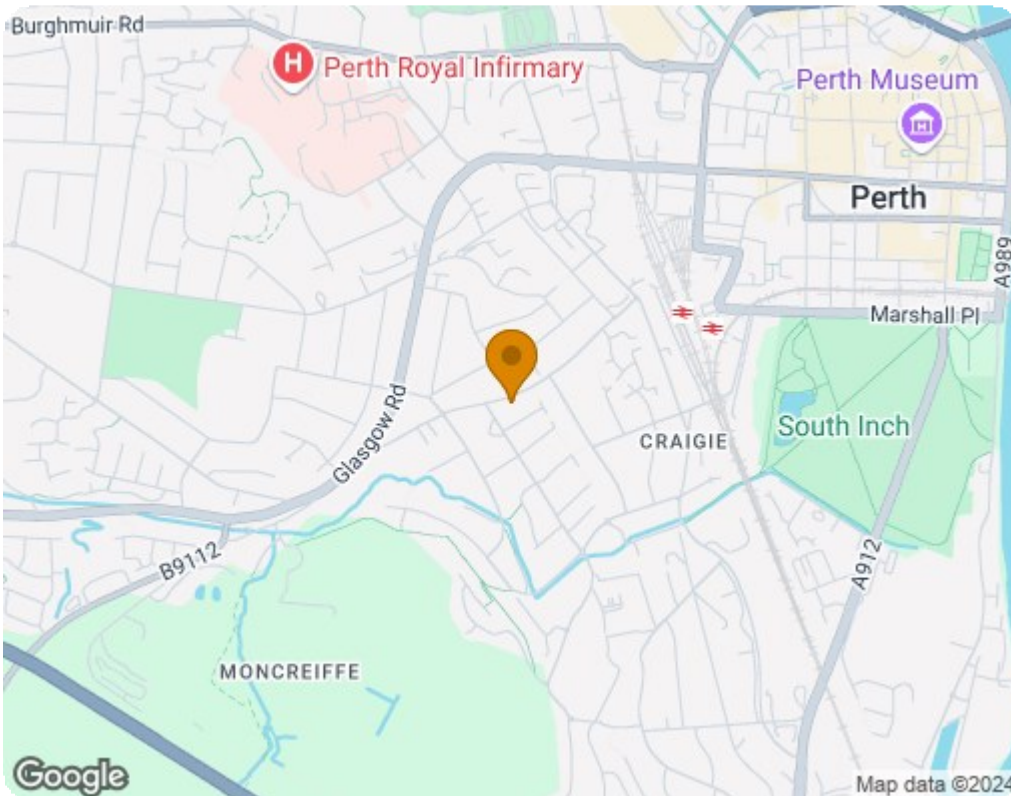
- Upper Floor Flat
- Good Sized Kitchen
- This Property Comes With An Active EICR & Gas Safety Certificate Great For Landlords
- Two Bedrooms
- Well Maintained Communal Rear Garden
- Bright Front Facing Lounge
- Gas Central Heating & Full Double Glazing



GROUND 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
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		69	78
(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			
<b>Scotland</b>		EU Directive 2002/91/EC	
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>		69	81
(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			
<b>Scotland</b>		EU Directive 2002/91/EC	