

Simple Approach



**52 Earnbank, Perth  
PH2 9XA**

**Offers over £118,950**

Simple Approach are excited to welcome this well presented first floor flat in Earnbank to the Perthshire market. Forming part of a riverside, cul-de-sac over 50's development in Bridge of Earn, this flat enjoys generous living space throughout. This stunning home comprises of two double bedrooms with fitted storage, a spacious front facing lounge with large windows, fully fitted kitchen and a chic shower room.

The Earnbank development presents the perfect setting for retirement and lies conveniently close to local shops, transport links, and scenic green spaces. With large picture windows the property is flooded with plentiful natural light throughout the day. This property offers all the living space required for any mature buyer seeking modern, easy living within a reputable retirement complex suited to active seniors.

Practical attributes include wet electric central heating, double glazing and allocated parking. Viewing is essential to appreciate the quality of property on offer, as well as the gorgeous surrounding grounds to be taken advantage of that the complex offers.

### Lounge

15'1" x 11'10" (4.62 x 3.62)

### Kitchen

10'0" x 7'6" (3.05 x 2.31)

### Master Bedroom

10'0" x 10'4" (3.07 x 3.15)

### Bedroom Two

9'6" x 10'4" (2.92 x 3.16)

### Bathroom

7'1" x 6'2" (2.17 x 1.89)

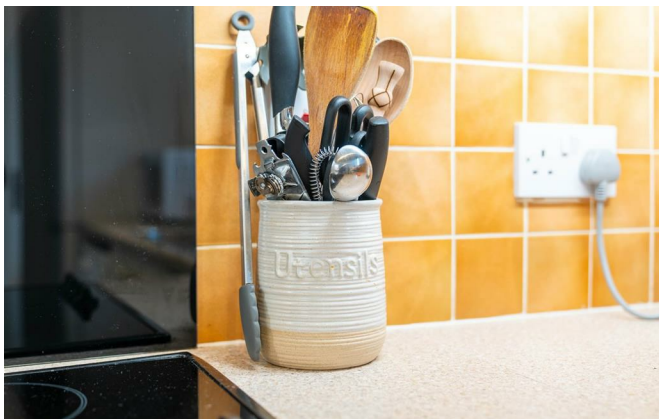
### Storage Cupboard

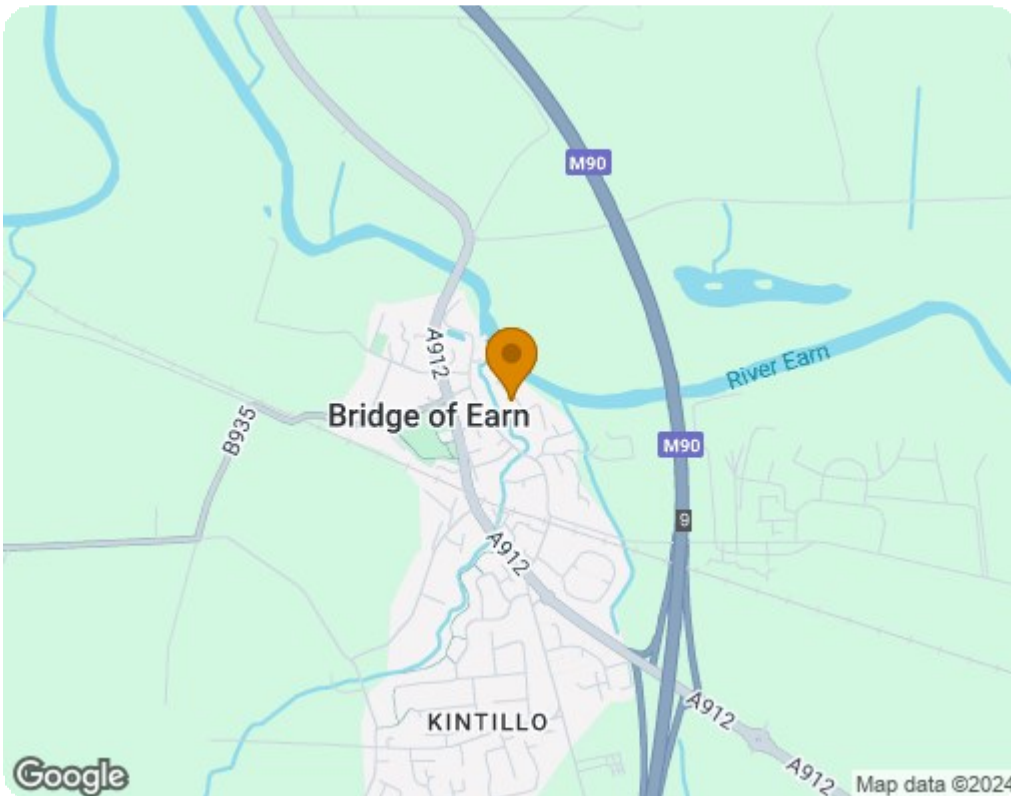
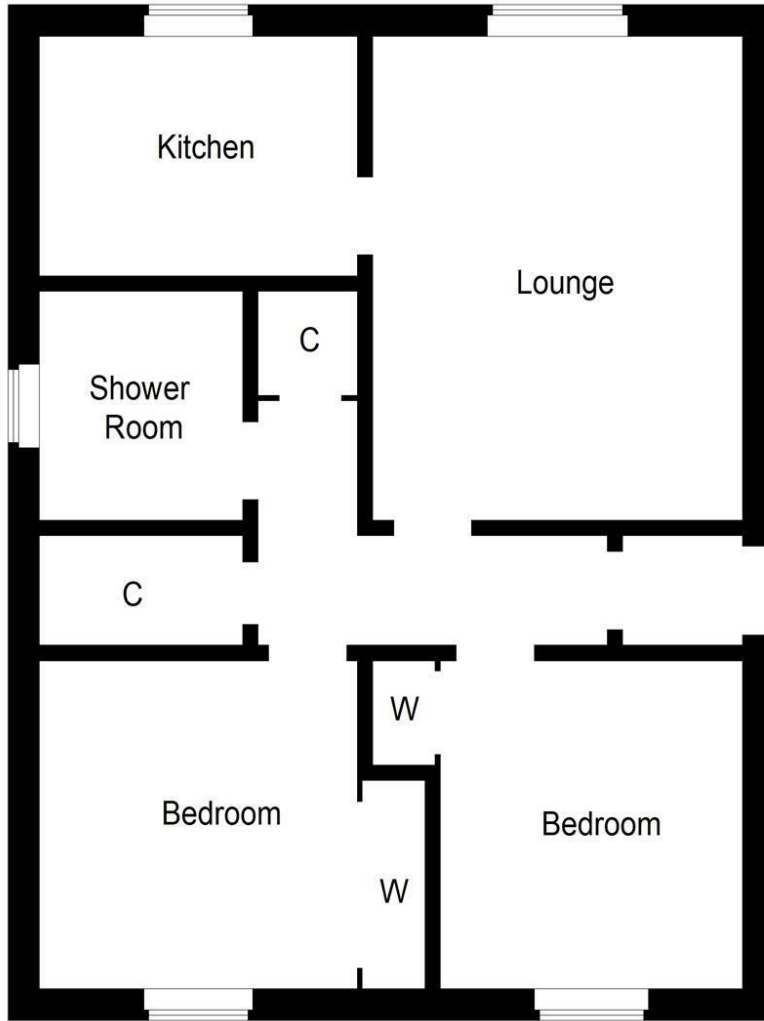
6'4" x 3'5" (1.95 x 1.05)






- Over 50's Development
- Two Double Bedrooms With Fitted Storage
- Spacious Accommodation Throughout
- Upper Floor Flat
- Bright & Spacious Lounge
- Modern Wet Electric Heating & Double Glazing





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</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>		
<i>Not energy efficient - higher running costs</i>		
<b>Scotland</b>		EU Directive 2002/91/EC 
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</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>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>Scotland</b>		EU Directive 2002/91/EC 