

Simple Approach



**28 GR Low Road, Perth
PH2 0NF**

Offers over £95,950

Simple Approach are pleased to welcome this spacious ground floor flat on Low Road to the Perthshire residential sales market. Set within a highly sought after location, this property is ideally placed to take advantage of all local amenities found just a short distance away along with being close by to Perth City Centre. The property comprises of; two generous bedrooms, a good sized kitchen, bright and spacious lounge and a shower room. Practical attributes include gas central heating, full single glazing and a full height cellar ideal for storage

Externally the property enjoys on street parking and a well maintained communal rear garden. Due to its excellent location and size, this property lends itself to a wide range of buyers including first time buyers, couples or investors. Viewing is essential to appreciate the overall space and excellent property on offer here at Low Road, Perth.

Lounge

10'4" x 13'3" (3.15 x 4.06)

Kitchen

4'10" x 8'7" (1.49 x 2.62)

Bedroom One

11'2" x 9'3" (3.42 x 2.84)

Bedroom Two

7'4" x 9'4" (2.25 x 2.86)

Shower Room

5'8" x 3'6" (1.75 x 1.09)





- Ground Floor Flat
- Bright Lounge
- On Street Parking
- Two Generous Bedrooms
- Good Sized Kitchen
- Well Maintained Communal Rear Garden
- Spacious Accommodation
- Gas Central Heating & Single Glazing
- Full Height Cellar



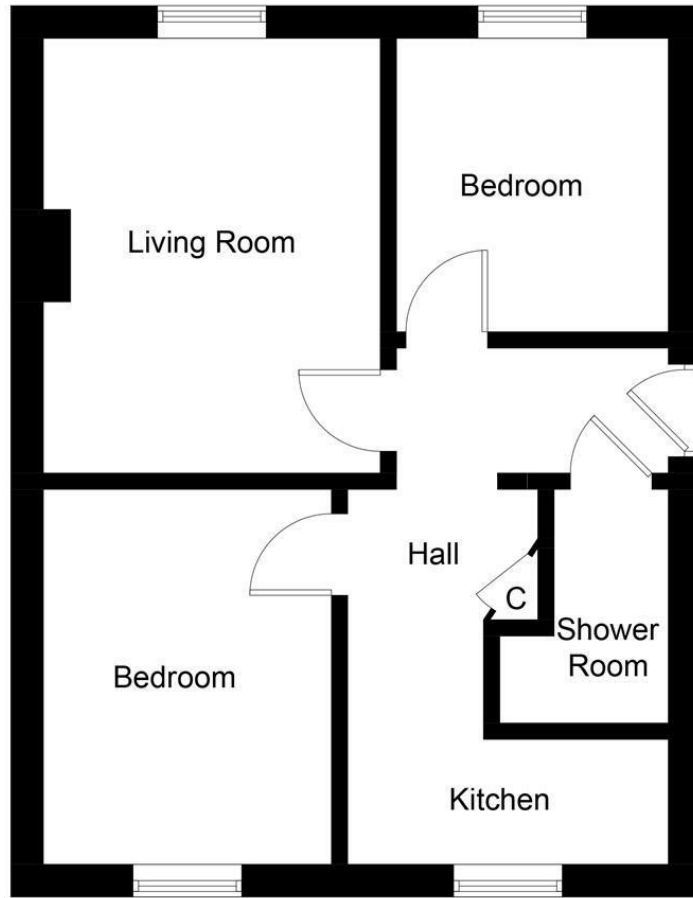
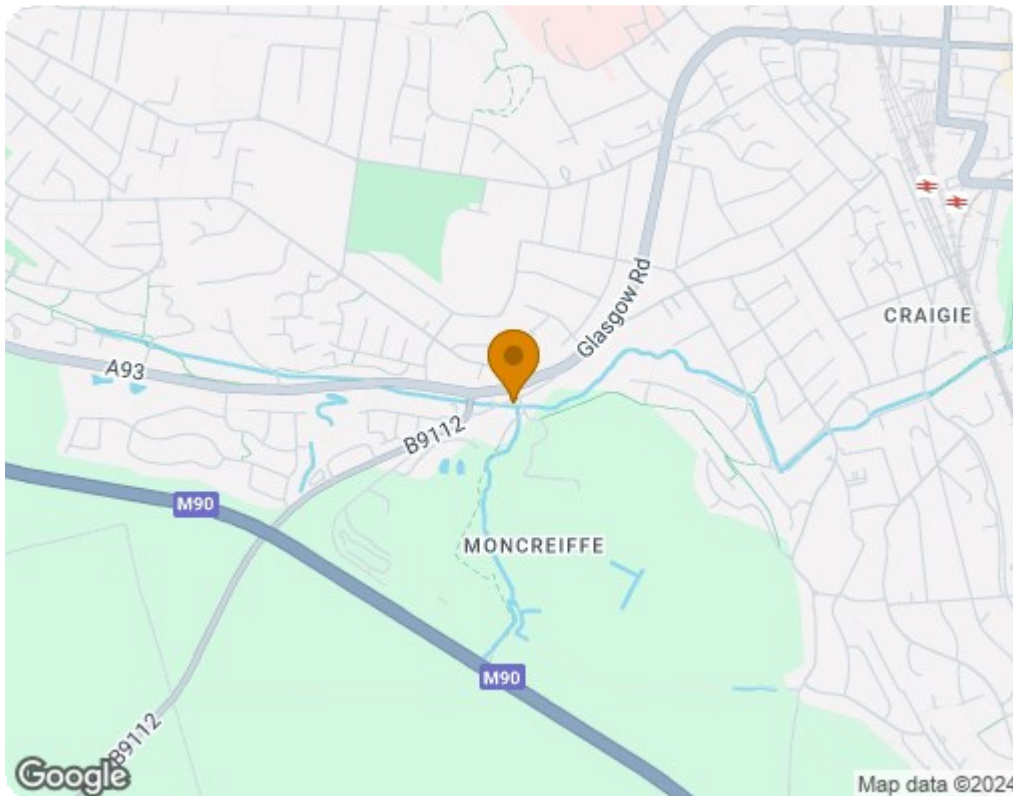


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1131899)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		65	78
Scotland		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
		64	81
Scotland		EU Directive 2002/91/EC	