

Simple Approach



Estate Agents



**1B Garry Place, Perth
PH2 0AA**

Offers over £112,950

Simple Approach are pleased to welcome this well presented, ground floor flat on Garry Place to the Perthshire residential sales market. Coming to the market in great move in condition throughout the property offers spacious accommodation set across one accessible floor. Ideally placed to take advantage of all local amenities along with being a short distance from Perth City Centre. Comprising; an entrance hallway, bright and spacious lounge, two bedrooms and a stylish bathroom with shower over bath facility. The property enjoys modern comforts such as gas central heating, double glazing and a well maintained private front & rear garden. Viewing is essential to appreciate the overall space and fantastic location on offer here at Garry Place, Perth.

Lounge

15'4" x 11'5" (4.69 x 3.48)

Kitchen

8'3" x 7'3" (2.54 x 2.22)

Bedroom One

12'1" x 11'5" (3.70 x 3.49)

Bedroom Two

10'5" x 8'4" (3.20 x 2.55)

Bathroom

6'4" x 8'3" (1.95 x 2.52)

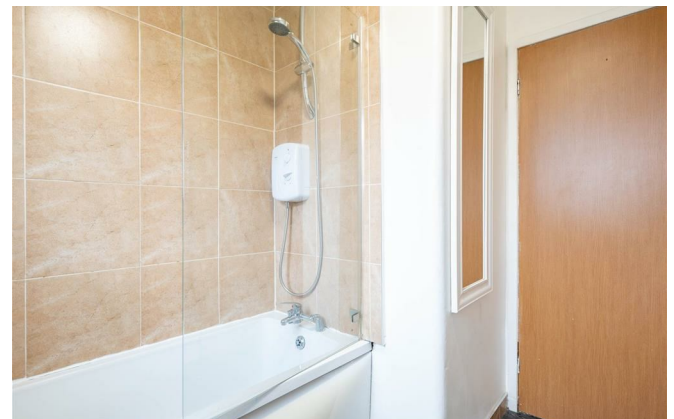
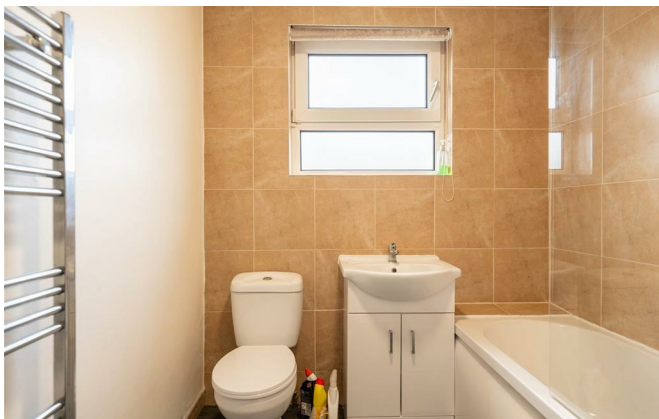


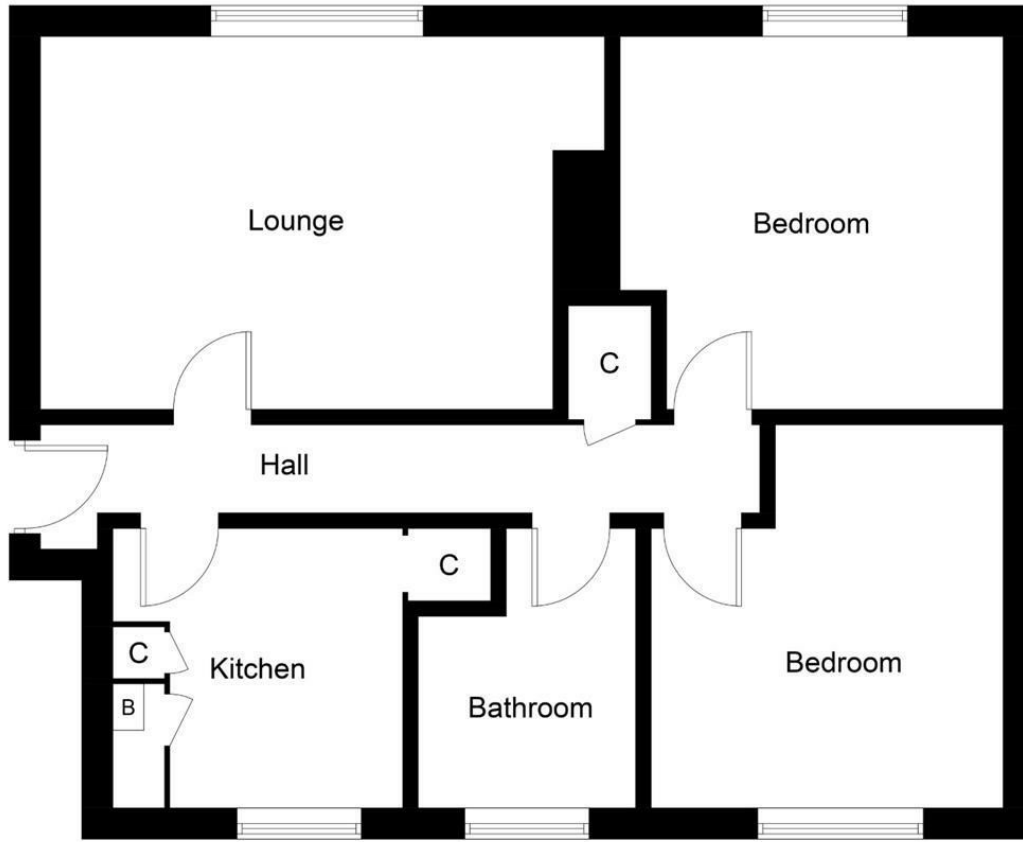


- Ground Floor Flat
- Good Sized Kitchen

- Two Generous Bedrooms
- Gas Central Heating & Double Glazing

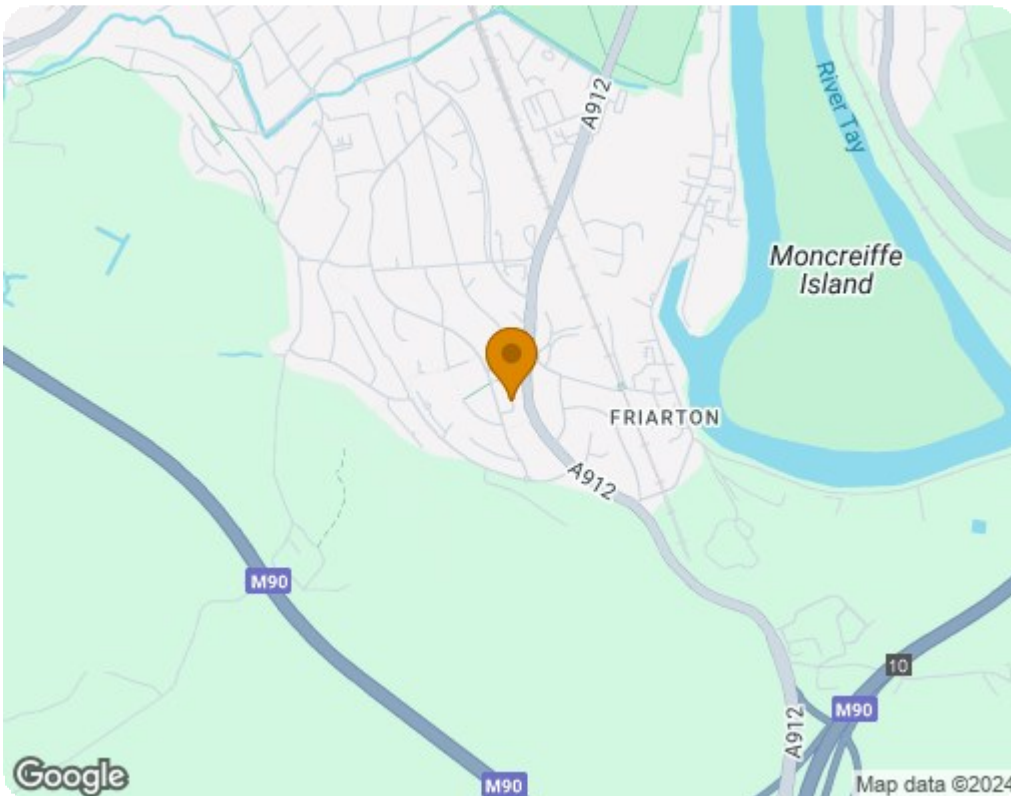
- Bright & Spacious Lounge
- Well Maintained Private Front & Rear Garden





Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1133378)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	76
(55-68) D		
(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		
(81-91) B		
(69-80) C	68	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC		