

Simple Approach



Estate Agents



**27 Needless Road, Perth
PH2 0LE**

Offers over £117,950

Simple Approach are happy to bring to the market this well placed, first floor flat on Needless Road, Perth to the residential market. This lovely property comes to the market comprising a spacious lounge, two double bedrooms with built in wardrobes, shower room and a fully fitted kitchen with ample room for free standing appliances and dining. Needless Road is well placed to take advantage of all local amenities, schooling and transport links nearby. 27 Needless Road boasts many sought after features such as gas central heating, double glazing and a private driveway providing off street parking. This property also boasts a private section of the rear garden to enjoy. A viewing is highly recommended to appreciate the property

Lounge

13'1" x 14'2" (4.01 x 4.33)

Kitchen

9'8" x 8'10" (2.97 x 2.71)

Bedroom One

7'10" x 11'11" (2.39 x 3.65)

Bedroom Two

9'8" x 12'2" (2.96 x 3.71)

Shower Room

4'8" x 5'10" (1.44 x 1.78)





- Two Bedroom, First Floor Flat
- Walking Distance To The Town and Rail/Bus Station
- Private Driveway
- Gas Central Heating And Double Glazing
- Close To All Local Amenities
- Highly Sought After Location



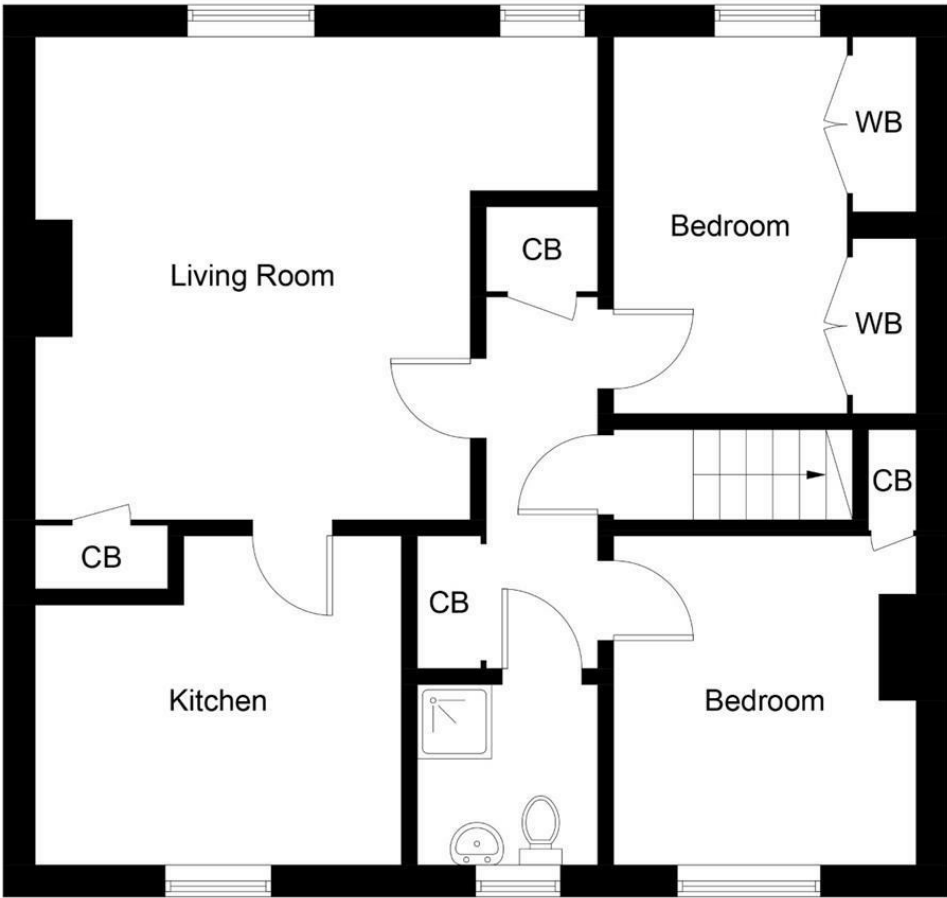
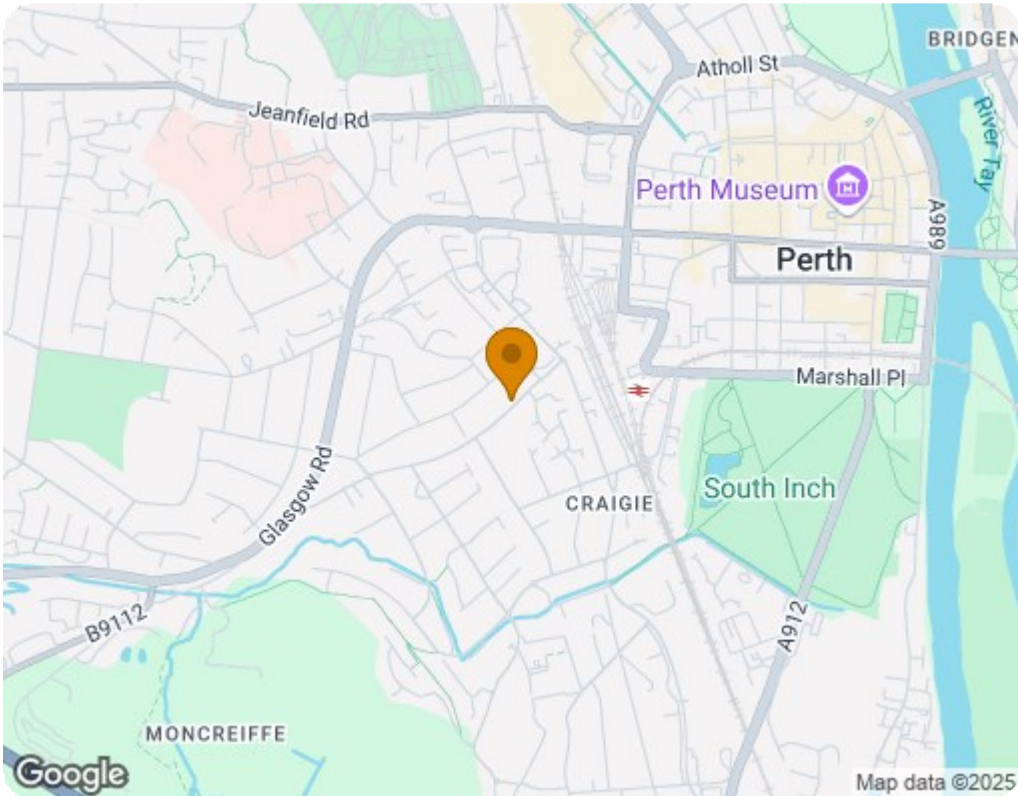


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1138816)



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		
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		
Scotland		EU Directive 2002/91/EC