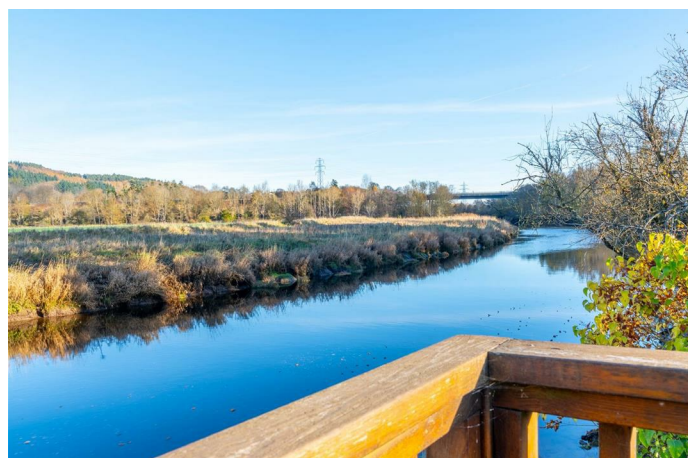


Simple Approach



**25 Earnbank, Perth  
PH2 9XA**

**Offers over £137,950**



Simple Approach are pleased to welcome this second floor flat in Earnbank to the Perthshire sales market. Forming part of a riverside, cul-de-sac retirement development (50 plus) in Bridge of Earn, this flat enjoys generous living space throughout. Comprising; a bright and spacious lounge, good sized kitchen Diner, two generous bedrooms and a 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 throughout, the property is flooded with plentiful natural light across the day. Both bedrooms enjoy a tranquil, leafy village outlook and incorporate handy built-in storage. This property which is within the main Earnbank building is served by a lift. On the ground floor is a communal lounge and Kitchen used regularly by the close knit Earnbank residents community. This Flat offers all the living space required for any mature buyer seeking modern, easy living within a reputable retirement complex suited to active seniors. This property also comes with a private garage and enjoys full use of the communal garden spaces. 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

10'10" x 14'2" (3.31 x 4.33)

### Kitchen

14'2" x 8'0" (4.32 x 2.45)

### Bedroom One

9'8" x 9'4" (2.95 x 2.86)

### Bedroom Two

10'11" x 9'5" (3.33 x 2.89)

### Shower Room

8'7" x 4'7" (2.62 x 1.42)





- Retirement Development (Over 50s)
- Picturesque Views
- Common Room & Kitchen Area For All Residents
- Two Double Bedrooms
- Private Garage
- Electric Heating & Double Glazing
- Highly Sought After Area
- Bright & Spacious Lounge





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	77
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	63
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Scotland		EU Directive 2002/91/EC