

Simple Approach



Estate Agents



58A Perth Road, Perth
PH2 6JL

Offers over £92,950

Simple Approach are pleased to welcome this well presented flat on Perth Road, Scone to the Perthshire residential sales market. Set within a highly sought after village location, this lovely property comes to the market in good move in condition throughout. Comprising; a bright and spacious lounge, good sized kitchen, two generous bedrooms, an ensuite shower room and a further bathroom. Practical attributes include gas central heating and full double glazing throughout. Perth Road is the ideal purchase for any first time buyer, couple or small family seeking a well located home within a highly sought after area within Perth. Viewing is essential to appreciate all that Perth Road, Scone has to offer.

Lounge

13'6" x 15'6" (4.13 x 4.73)

Kitchen

7'11" x 11'1" (2.42 x 3.38)

Master Bedroom

7'7" x 15'5" (2.32 x 4.70)

Ensuite

5'0" x 3'7" (1.53 x 1.11)

Bedroom Two

7'10" x 13'2" (2.40 x 4.02)



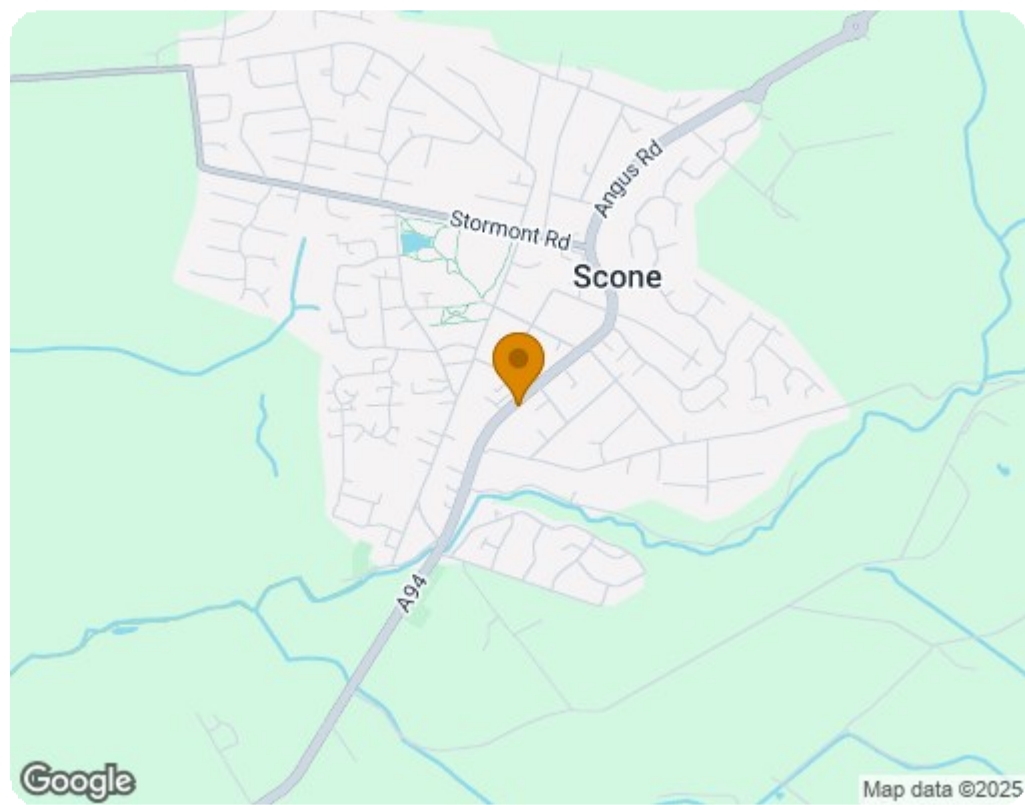


- Two Bedroom Flat
- Good Sized Kitchen

- Highly Sought After Location
- Master Ensuite Shower Room

- Bright & Spacious Lounge
- Gas Central Heating & Double Glazing





| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 76 |
| (55-68) D | 66 | |
| (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 | | 76 |
| (55-68) D | 63 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| Scotland | | EU Directive 2002/91/EC |