

Simple Approach



**52A Queen Street, Perth  
PH2 0EJ**

**Offers over £168,950**



Simple Approach are pleased to welcome this very well presented, ground floor flat on Queen Street to the Perthshire residential sales market. Set within the ever desirable Craigie, this lovely property is ideally placed to take advantage of all the excellent local amenities along with Perth City Centre just minutes away. Queen Street comes to the market in excellent move in condition throughout and offers spacious accommodation set across one accessible floor, comprising; a welcoming entrance hallway, bright front facing lounge, stylish kitchen, three bedrooms - one of which is used as a dining room and a fresh white bathroom completes the interior of this lovely home. Practical attributes include gas central heating and full double glazing. Due to its excellent location and overall space, this property lends itself to a wide range of buyers including first time buyers, families or couples seeking a well located home within a highly sought after area. Viewing is essential to appreciate all that Queen Street has to offer.

### Lounge

12'1" x 12'9" (3.70 x 3.91)

### Kitchen

9'2" x 13'10" (2.80 x 4.22)

### Dinning Room / Bedroom Three

9'0" x 11'5" (2.75 x 3.49)

### Bedroom One

8'7" x 12'4" (2.64 x 3.78)

### Bedroom Two

10'0" x 7'5" (3.06 x 2.28)

### Bathroom

8'10" x 5'1" (2.71 x 1.56)

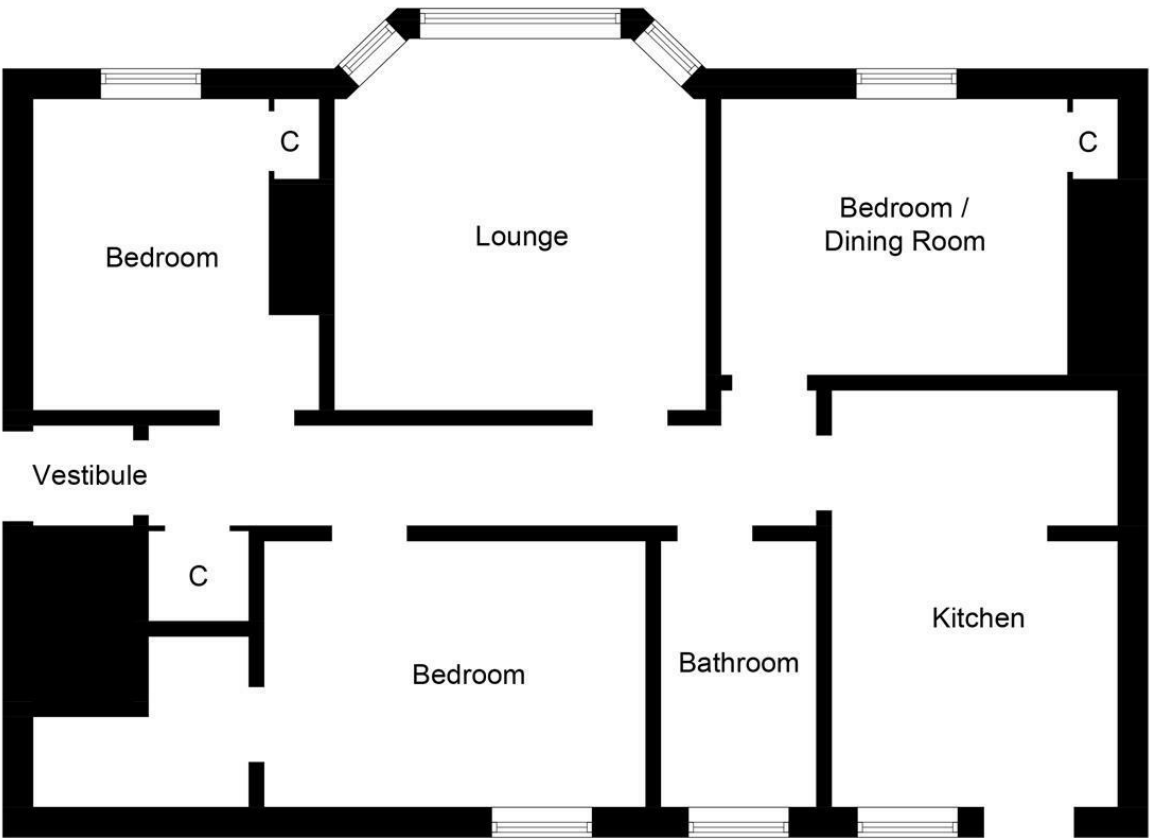




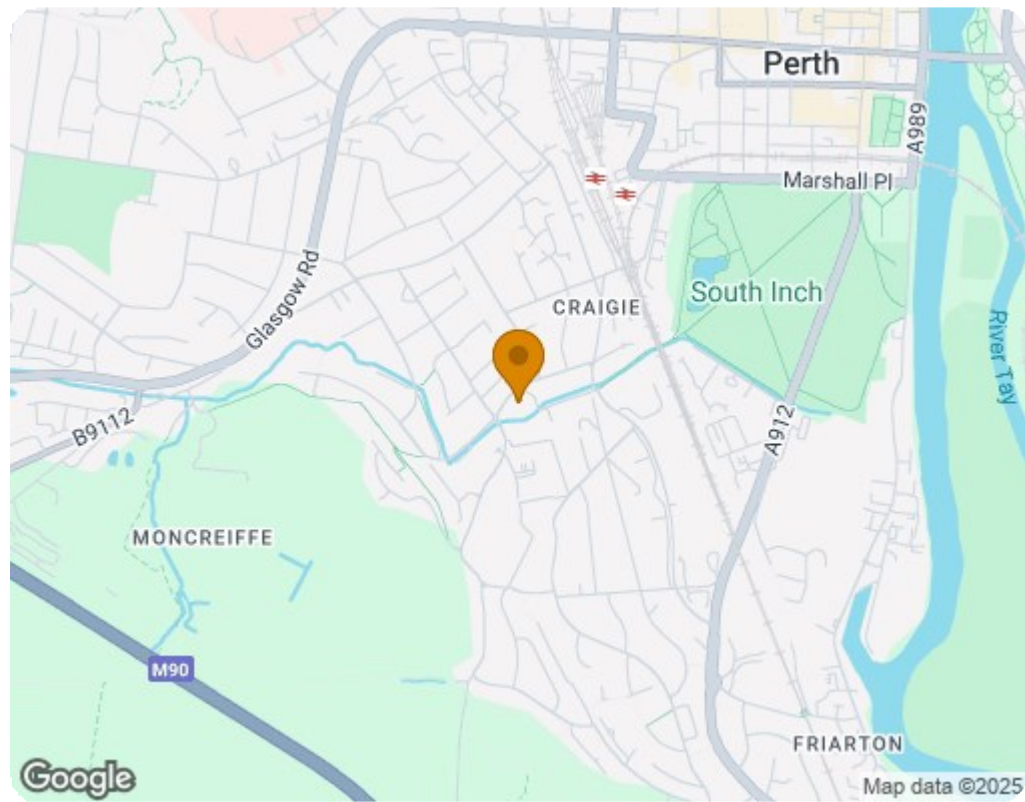
- Ground Floor Flat
- Bright Front Facing Lounge
- Rear Garden
- Three Generous Bedrooms
- Stylish Interior
- Gas Central Heating & Double Glazing
- Highly Sought After Area
- Modern Kitchen







Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
Scotland		
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	73	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
Scotland		