

Simple Approach



**36B Burnside, Perth
PH2 6LP**

Offers over £119,950

Simple Approach are pleased to welcome this very well presented, first floor flat on Burnside, Scone to the Perthshire residential sales market. Set within an ever desirable area, this lovely property is ideally placed to take advantage of all the excellent local amenities Scone has to offer along with being just a short drive away from Perth City Centre. The property offers spacious accommodation, comprising of; an entrance hallway, a bright and spacious lounge, fully fitted kitchen, two generous bedrooms and a bathroom with shower over bath facility. Practical attributes include gas central heating, full double glazing and on street parking. Burnside lends itself to a wide range of buyers including first time buyers, couples or investors seeking a well located property in great move in condition throughout, which only viewing will confirm.

Lounge

11'9" x 16'7" (3.60 x 5.06)

Kitchen

10'1" x 6'9" (3.08 x 2.07)

Bedroom One

8'6" x 16'8" (2.61 x 5.09)

Bedroom Two

11'1" x 8'10" (3.39 x 2.70)

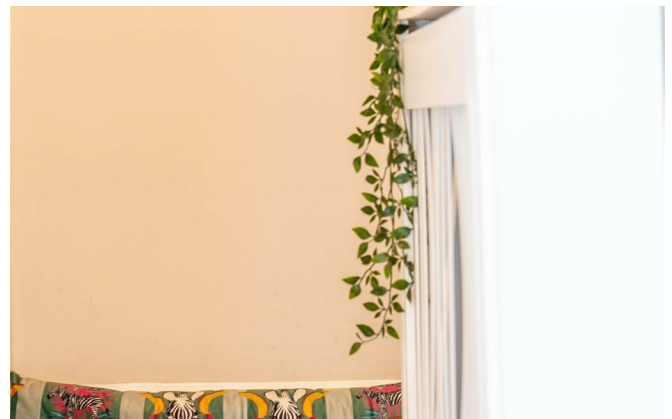
Bathroom

10'0" x 6'0" (3.05 x 1.83)





- First Floor Flat
- Bright & Spacious Lounge
- Gas Central Heating & Double Glazing
- Two Generous Bedrooms
- Modern Kitchen
- On Street Parking
- Highly Sought After Location
- Very Well Presented
- Think this might be the property for you? Contact our mortgage team to discuss your options — we have appointments available today!



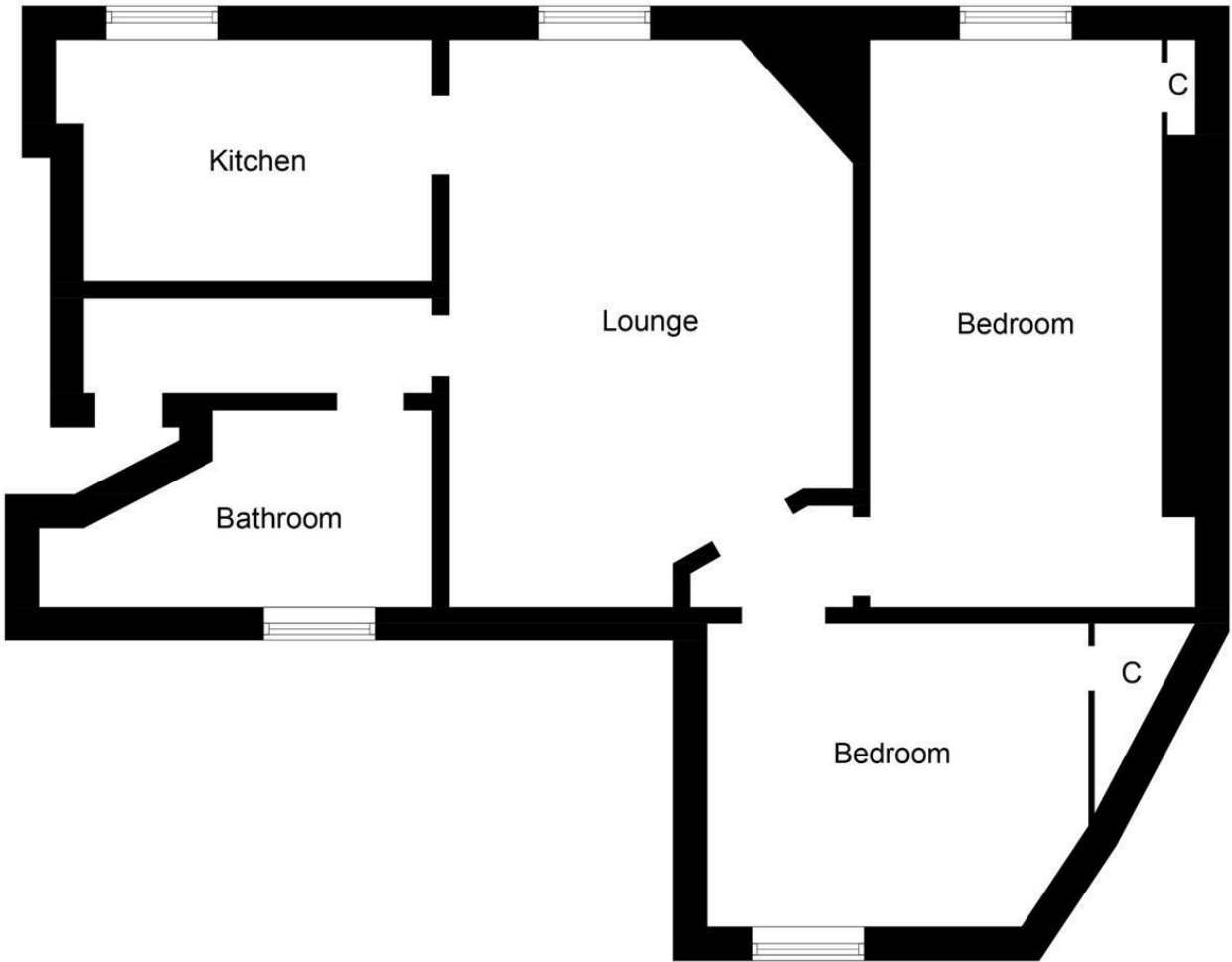
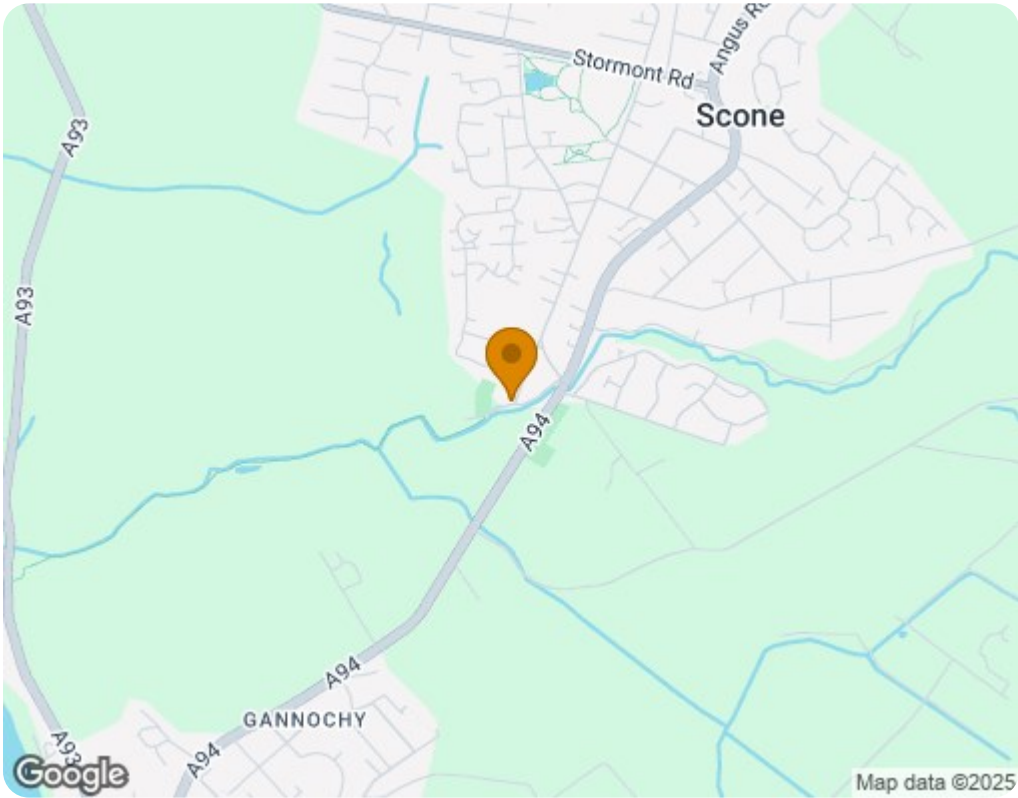


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID?1162437)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	65	
(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		77
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC		