

Simple Approach



**Flat 11, 44 Friar Street, Perth
PH2 0ED**

Offers over £112,000

Simple Approach are delighted to welcome this bright and modern two bedroom ground floor flat on Friar Street to the residential market. Set in the ever popular area of Craigie, this lovely apartment is close to all local amenities found in Perth City Centre, Perth Bus & Train Station as well as a nearby Tesco Supermarket, shops and two local Primary Schools situated just minutes away. The property comprises a good size lounge with neutral decoration and light carpeting, a bright galley kitchen looking out to the communal rear garden, two double bedrooms and a shower room. This property also benefits from a shared cupboard in the ground floor hallway and a further shared drying room. Set on the ground floor, buyers are offered a home in a very sought after location in Perth.

Lounge

15'5" x 13'3" (4.70 x 4.04)

Kitchen

11'6" x 5'2" (3.53 x 1.60)

Bedroom One

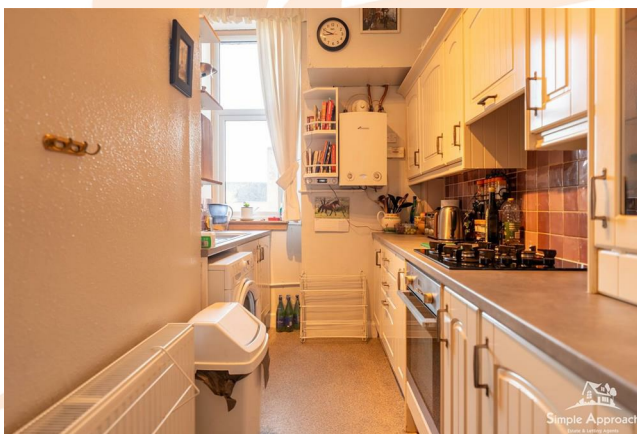
7'11" x 16'8" (2.42 x 5.09)

Bedroom Two

7'1" x 14'1" (2.18 x 4.30)

Bathroom

4'5" x 11'10" (1.37 x 3.63)



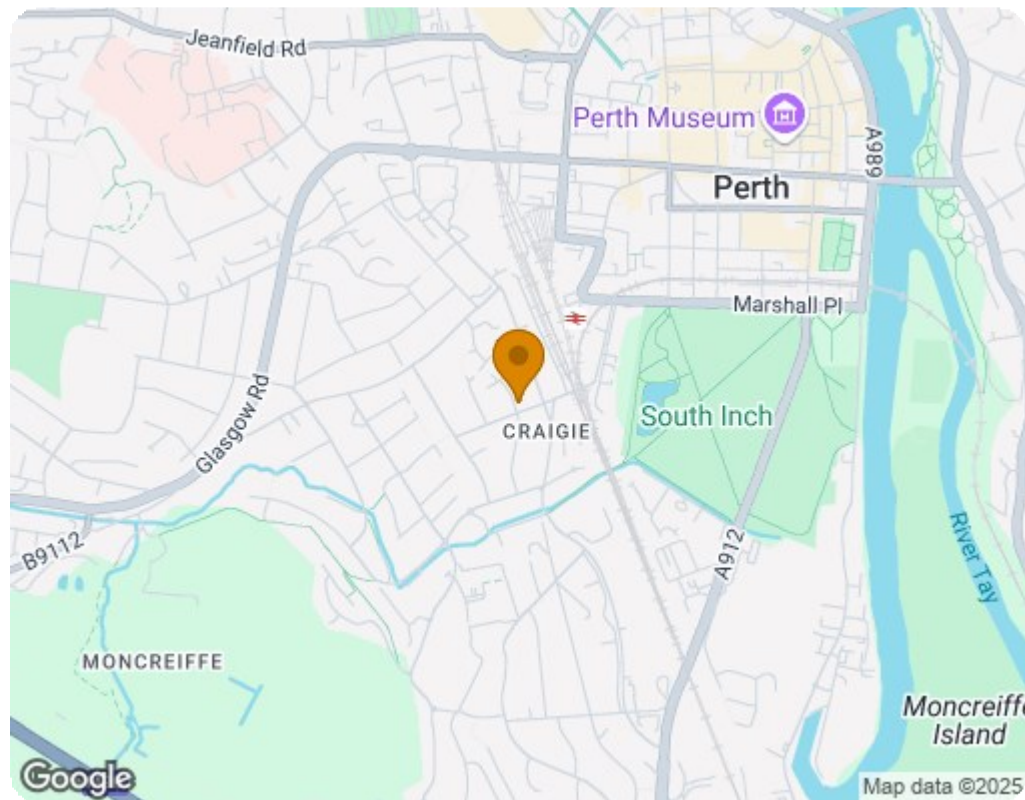


- Two Bedroom Ground Floor Apartment
- Double Glazing & Gas Central Heating
- Extra Hallway Storage In the Communal Close Area
- Original Traditional Features
- Sought After Craigie Location Just A Few Minutes From Local Amenities
- Communal Rear Garden Along With A Private Front Garden
- Very Spacious Lounge With Large Windows And Original Cornice





Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID 1189739)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D	53	
(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		69
(55-68) D	47	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland		EU Directive 2002/91/EC