

Simple Approach



Estate Agents



**46D Ross Avenue, Perth
PH1 1GZ**

Offers over £163,950

Simple Approach are pleased to present this beautifully maintained two-bedroom first-floor apartment on Ross Avenue, now available on the residential market. Set within a highly sought-after private development renowned for its exceptional finish and ideal location, this property offers the perfect blend of style and convenience. Positioned just a short drive from Broxden Roundabout and with easy access to the number 7 bus route into Perth City Centre, it's a prime choice for commuters. The apartment features a spacious, modern lounge with access to a private balcony, a fully fitted kitchen with integrated appliances, two generously sized double bedrooms with mirrored wardrobes, a contemporary family bathroom, and a master en-suite. Ideal for first-time buyers or young families seeking quality, comfort, and connectivity. Viewing is essential to appreciate all that is on offer here at Ross Avenue, Perth.

Lounge

16'9" x 12'5" (5.11 x 3.81)

Kitchen

7'8" x 12'3" (2.34 x 3.74)

Master Bedroom

11'7" x 8'8" (3.55 x 2.66)

Ensuite Shower Room

5'1" x 10'3" (1.57 x 3.14)

Bedroom Two

8'1" x 13'3" (2.48 x 4.04)

Bathroom

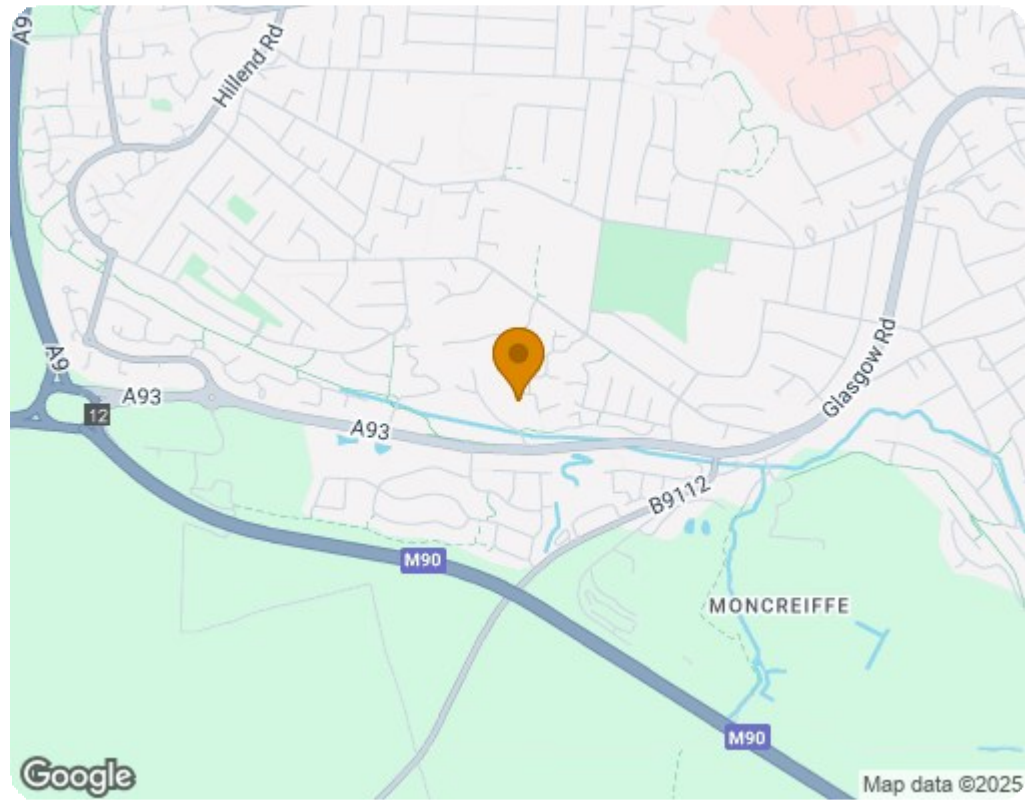
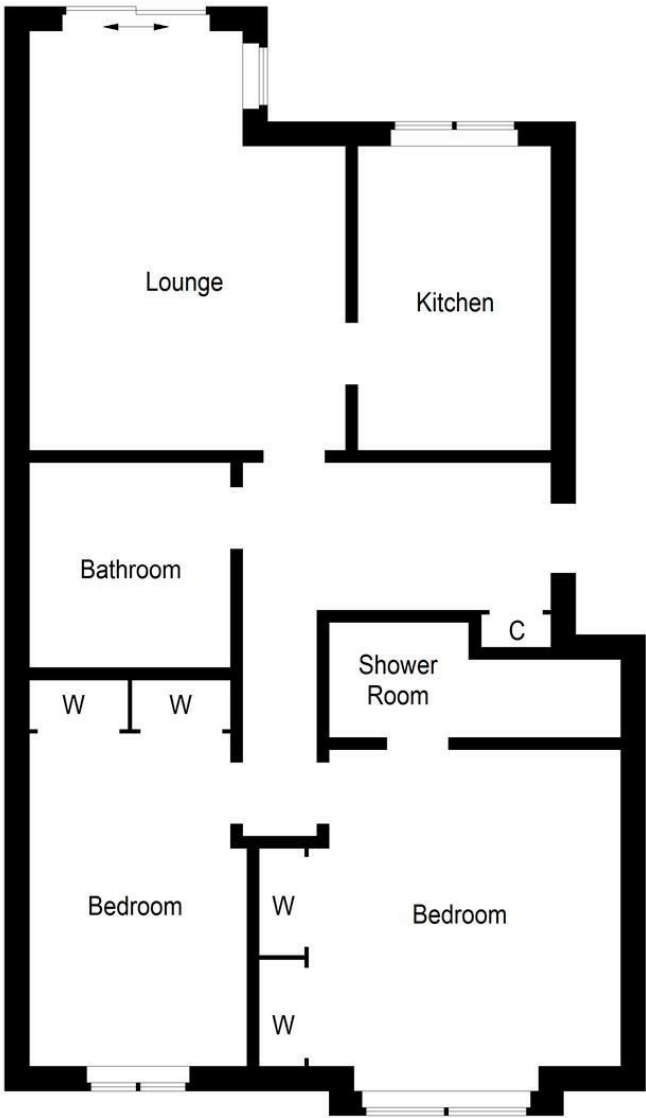
8'1" x 6'5" (2.47 x 1.96)





- First Floor Apartment
- Two Generous Bedrooms With Fitted Wardrobes
- Modern Dining Kitchen with Integrated Appliances
- Family Bathroom & Master En-Suite
- Gas Central & Double Glazing
- Allocated Parking





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	84	84
(81-91) B		
(69-80) C		
(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 ₂) Rating		
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A	88	88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC		