

Simple Approach



flat 1, 18 Balformo Road, Perth
PH2 6QX

Offers over £137,950

This attractive and very well-presented ground floor flat on Balformo Road, Scone, offers spacious and versatile accommodation in a desirable village location just a short distance from Perth city centre. Accessed via its own private front door, the property immediately gives the feel of a house, while retaining the low-maintenance benefits of a flat. The bright and generously proportioned lounge provides an inviting space, while the well-sized kitchen offers excellent storage and preparation space alongside plenty of room for dining, making it ideal for everyday living. There are two double bedrooms, both enhanced by fitted wardrobes, ensuring maximum practicality and convenience, and the accommodation is completed by a fresh and modern white shower room.

Warmth and efficiency are guaranteed by electric central heating and double glazing throughout, while externally the property enjoys ample residential parking to the front, providing easy access for homeowners and visitors. Situated in the ever-popular village of Scone, with its excellent local amenities, reputable schools and convenient transport links, this property will appeal to a wide range of buyers including first-time purchasers, downsizers and investors looking for a well-connected, ready-to-move-into home.

Lounge

13'9" x 15'2" (4.21 x 4.64)

Kitchen

9'3" x 9'4" (2.82 x 2.85)

Bedroom One

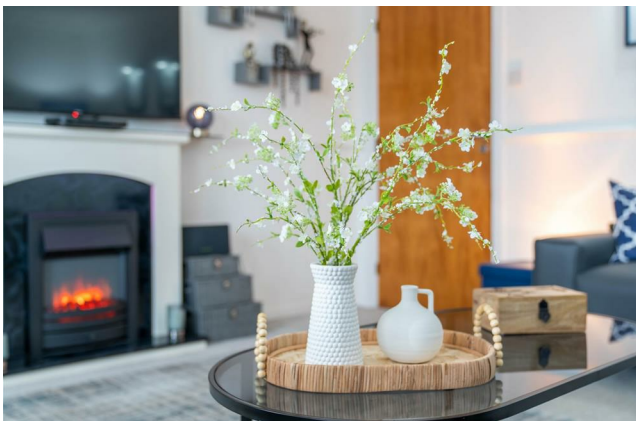
13'9" x 11'1" (4.21 x 3.39)

Bedroom Two

9'3" x 10'4" (2.84 x 3.16)

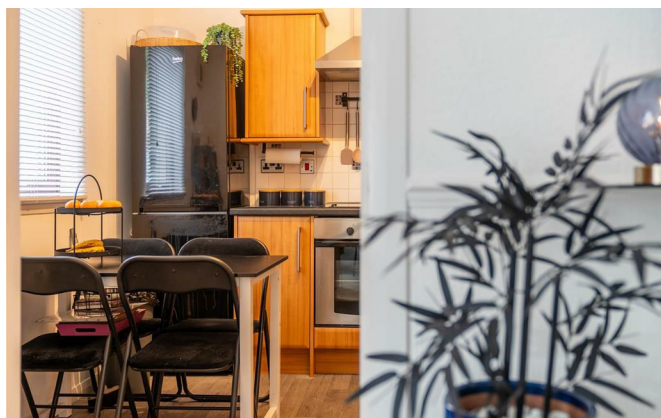
Shower Room

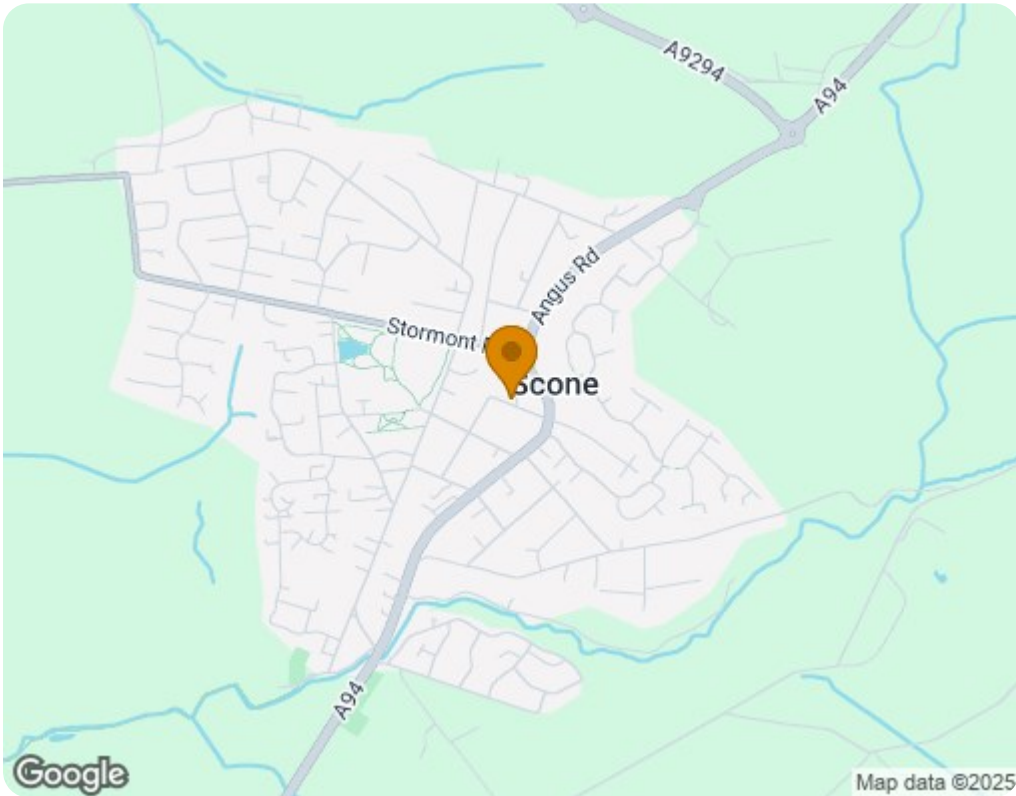
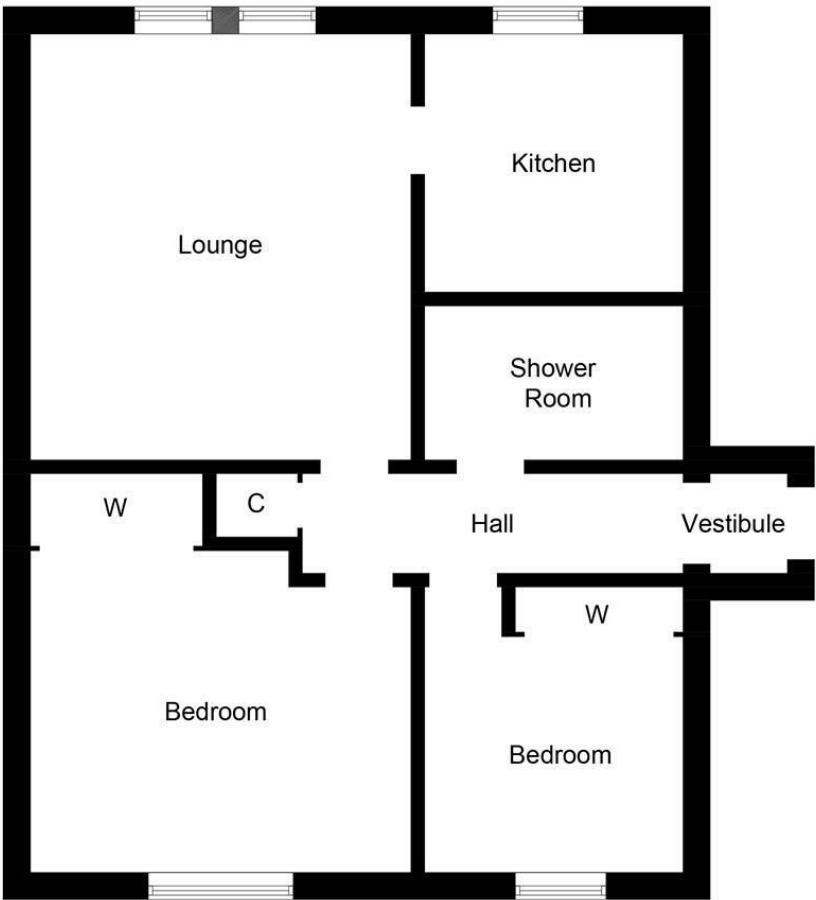
9'0" x 5'6" (2.75 x 1.69)





- Ground Floor Flat
- Very Well Presented Throughout
- Ample Residential Parking
- Private Front Door
- Sought After Location
- Bright & Spacious Throughout
- Two Generous Bedrooms
- Electric Central Heating & Double Glazing





| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 73 |
| (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 | 90 | 84 |
| (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 | | |