

Simple Approach



Estate Agents



**2A Glenearn Road, Perth
PH2 0DZ**

Offers over £119,950

Simple Approach are pleased to welcome this well-presented second floor flat set in a popular residential area of Perth. This lovely home offers bright and spacious accommodation throughout, making it an ideal opportunity for a wide range of buyers, including first-time purchasers, investors, or those looking to downsize. The property comprises a welcoming entrance hallway leading to a bright and comfortable lounge, a well-proportioned kitchen with ample space for appliances and storage, two good-sized bedrooms, and a bathroom fitted with a white suite. Benefiting from gas central heating and double glazing, the flat offers warmth and energy efficiency all year round.

The property is located within easy reach of local amenities, transport links, and Perth city centre, providing convenience alongside comfortable living. Overall, this second-floor flat on Glenearn Road represents an excellent opportunity to purchase a move-in-ready home in a well-connected and desirable area.

Lounge

12'6" x 21'3" (3.83 x 6.48)

Kitchen

10'10" x 11'2" (3.32 x 3.41)

Bedroom One

13'4" x 14'8" (4.07 x 4.48)

Bedroom Two

6'7" x 8'6" (2.02 x 2.61)

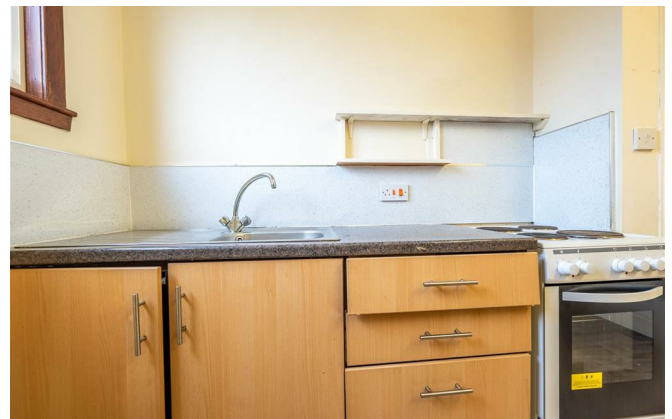
Bathroom

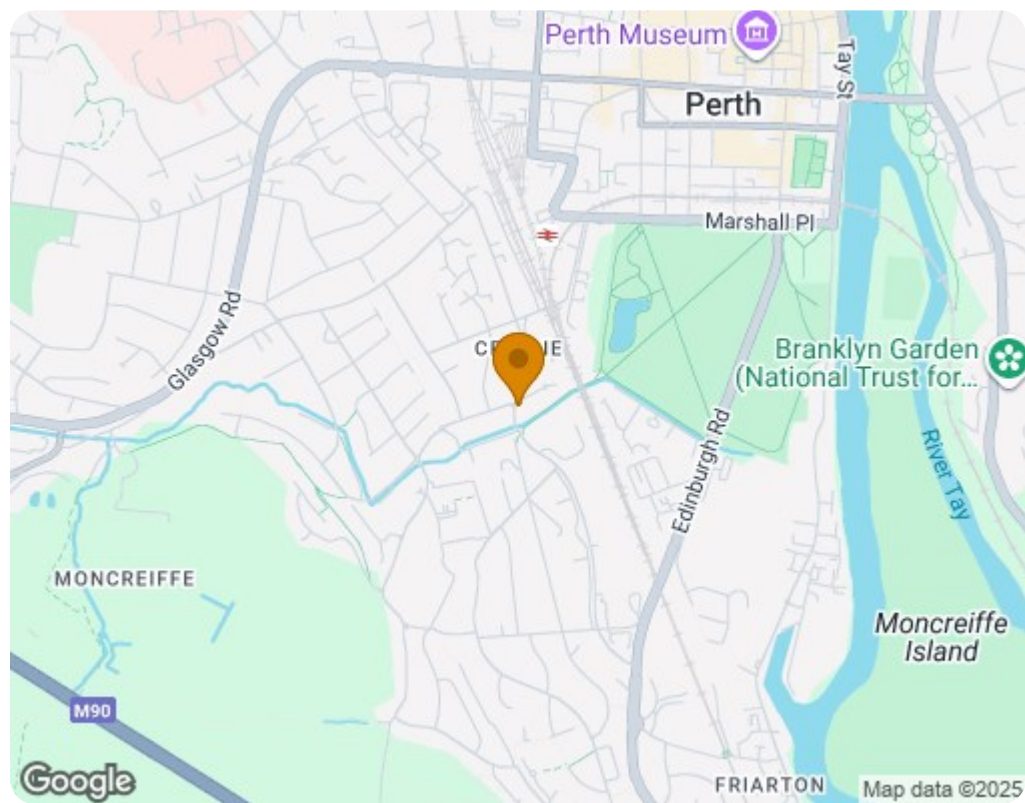
6'11" x 5'4" (2.11 x 1.65)





- Second Floor Flat
- Large Kitchen
- Contact our mortgage team to discuss your options!
- Two Generous Bedrooms
- Gas Central Heating & Double Glazing
- Bright & Spacious Lounge
- Sought After Location





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	64
(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		
(55-68) D	65	67
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland		EU Directive 2002/91/EC