

Simple Approach



**67 Balvaird Place, Perth  
PH1 5DZ**

**Offers over £129,950**

This well-presented upper-floor flat on Balvaird Place, Perth, offers bright and spacious accommodation throughout, making it an ideal opportunity for first-time buyers or those seeking a comfortable, low-maintenance home. The property is welcomed by a generous lounge filled with natural light, creating a warm and inviting atmosphere. The modern kitchen is both stylish and functional, offering ample worktop and storage space.

The flat boasts two generous bedrooms, each providing plenty of room for furnishings and flexibility for use as a guest room, home office, or additional living space. A well-appointed bathroom completes the internal layout.

Further benefits include gas central heating and double glazing for energy efficiency and year-round comfort. Externally, the property enjoys its own private rear garden and a Driveway for Two Cars.

Well located within a popular residential area and presented in move-in condition, this charming flat represents a fantastic purchase for first-time buyers and investors alike.

### **Lounge**

14'3" x 11'5" (4.35 x 3.49)

### **Kitchen**

9'4" x 12'7" (2.85 x 3.84)

### **Bedroom One**

10'5" x 10'11" (3.19 x 3.35)

### **Bedroom Two**

9'6" x 9'0" (2.90 x 2.76)

### **Bathroom**

6'10" x 5'10" (2.09 x 1.80)

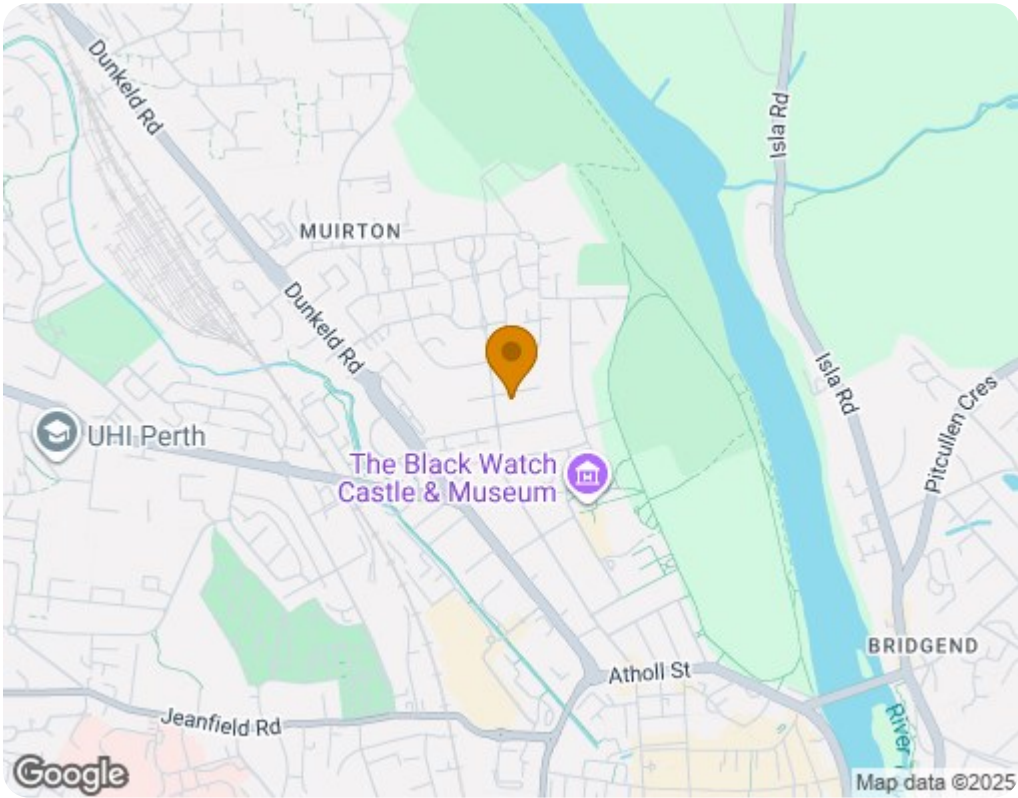
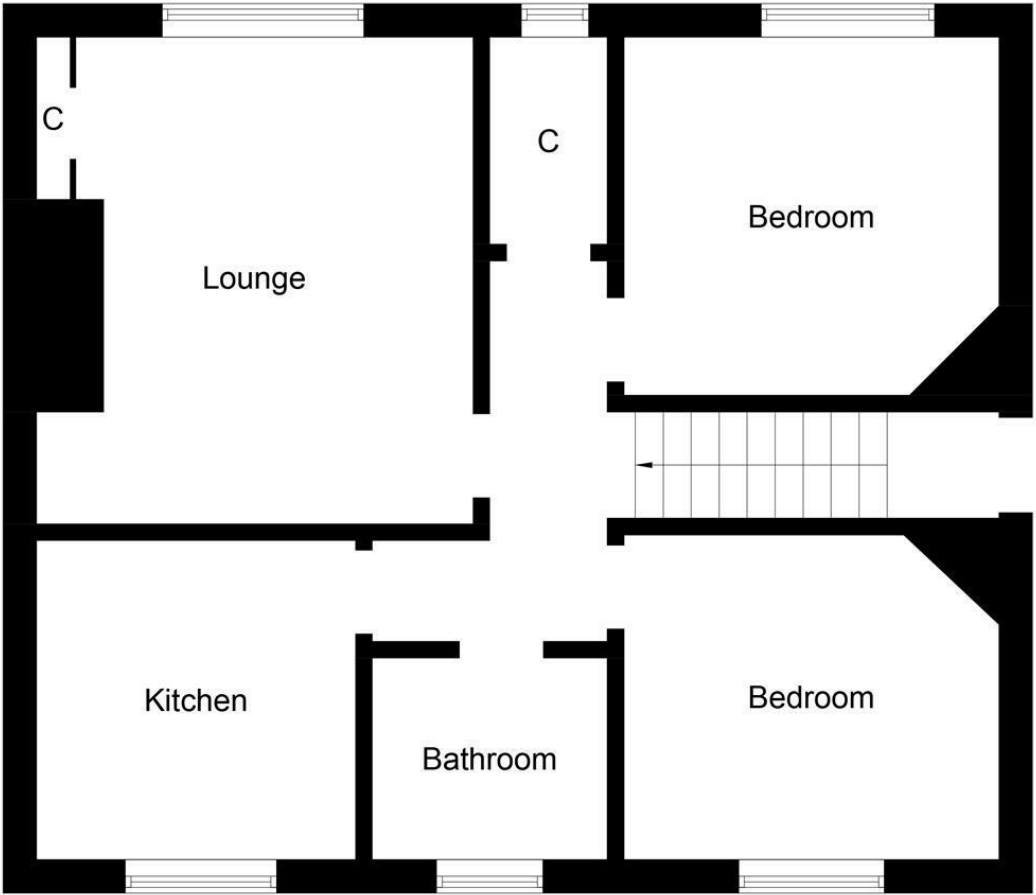






- Upper Floor Flat
- Private Rear Garden
- Driveway
- Two Generous Bedrooms
- Highly Sought After Location
- Large Loft Space Which Is Great For Storage
- Modern Kitchen
- Gas Central Heating & Double Glazing
- Contact Our Mortgage Team To Discuss Your Options!





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Scotland EU Directive 2002/91/EC		