

Simple Approach



**7 Glenturret Place, Perth
PH1 3FP**

Offers over £136,950

Simple Approach are pleased to welcome this very well presented, ground floor flat on Glenturret Place to the Perthshire residential sales market. Set within a highly desirable location, this property could not be better placed to take advantage of nearby amenities without compromising the benefits of a peaceful location that is very family friendly. This lovely property comes to the market in excellent move in condition throughout, boasting bright and spacious accommodation. Comprising of; a bright front facing lounge with ample space for dining, two generous bedrooms, a stylish fitted kitchen and a fresh white & black shower room. This property benefits from having sought-after features such as ample parking, gas central heating and double glazing. Viewing is absolutely essential to appreciate the overall space on offer, along with the excellent location on offer at Glenturret Place.

Lounge

11'7" x 13'3" (3.54 x 4.06)

Kitchen

9'1" x 10'4" (2.78 x 3.17)

Bedroom One

9'5" x 10'3" (2.88 x 3.13)

Bedroom Two

11'7" x 8'6" (3.55 x 2.60)

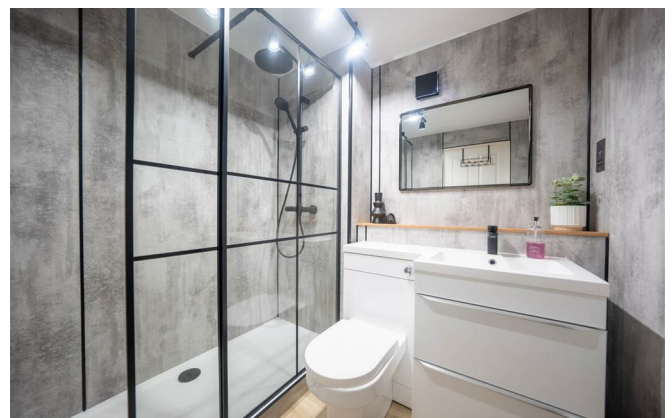
Shower Room

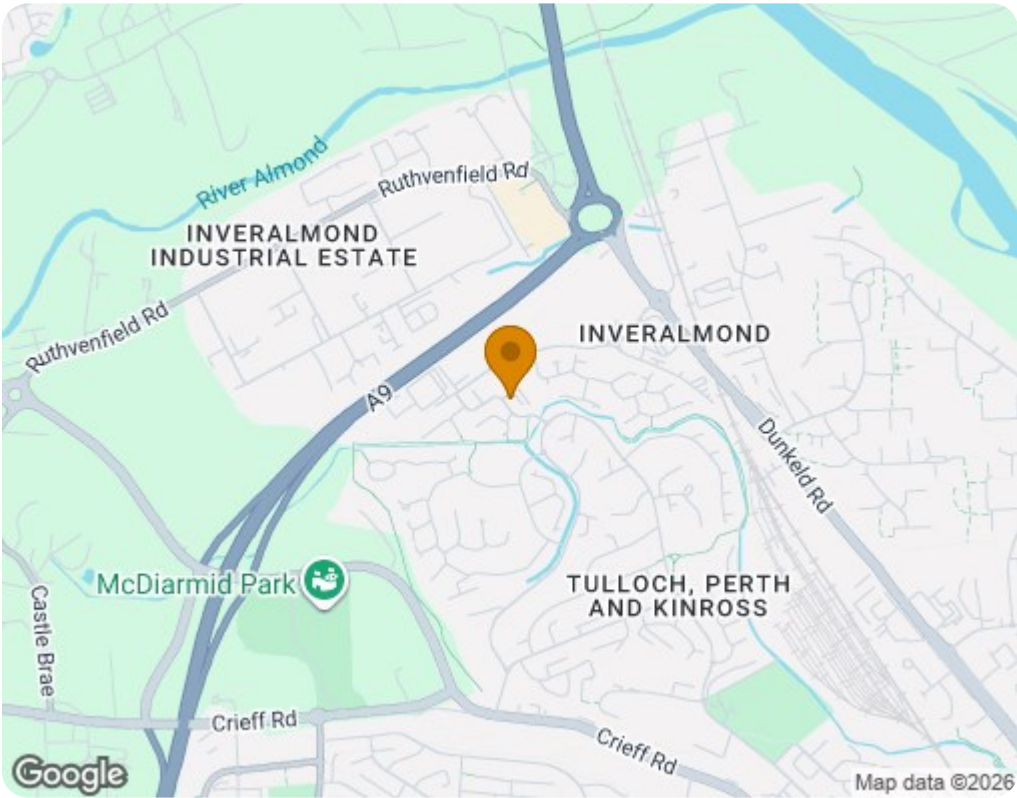
6'6" x 6'7" (1.99 x 2.03)





- Very well presented ground floor flat
- Two generous bedrooms
- Gas central heating and double glazing
- Bright and spacious accommodation
- Stylish interior
- Shared residential parking
- Highly sought after location
- Modern shower room





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(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		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B	86	86
(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		