

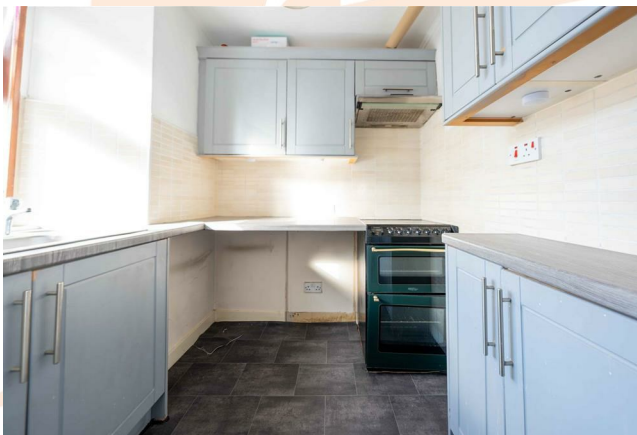
Simple Approach



**72B. Main Street, Perth  
PH1 3PT**

**Offers over £48,950**

Simple Approach are pleased to welcome to the market this very well presented two bedroom property on Main Street Methven to the residential market. This stunning property is ideally placed to take advantage of all local amenities found on the Main Street, a reputable primary school and local restaurants just a short walk away. This attractive apartment has been stylishly designed for modern living, comprising; a spacious lounge with ample room for a dining table, bright modern kitchen, one generous bedroom and a fresh white bathroom. Practical attributes include ample street parking, double glazing and a peaceful village setting. Viewing is essential to appreciate the overall space and excellent location on offer here at Main Street, Methven.







- First Floor Flat
- Well Presented Throughout
- One Generous Bedroom
- Highly Sought After Village Location
- Bright Front Facing Lounge
- Good Sized Fitted Kitchen





| Energy Efficiency Rating  |           |                         |
|---|-----------|-------------------------|
|   | Current   | Potential               |
| <i>Very energy efficient - lower running costs</i>                    |           |                         |
| (92 plus) <b>A</b>  |           | <b>85</b>               |
| (81-91) <b>B</b>  |           |                         |
| (69-80) <b>C</b>  |           |                         |
| (55-68) <b>D</b>  | <b>62</b> |                         |
| (39-54) <b>E</b>  |           |                         |
| (21-38) <b>F</b>  |           |                         |
| (1-20) <b>G</b>   |           |                         |
| <i>Not energy efficient - higher running costs</i>                    |           |                         |
| <b>Scotland</b>   |           | EU Directive 2002/91/EC |
| Environmental Impact (CO <sub>2</sub> ) Rating                        |           |                         |
|   | Current   | Potential               |
| <i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i> |           |                         |
| (92 plus) <b>A</b>  |           | <b>76</b>               |
| (81-91) <b>B</b>  |           |                         |
| (69-80) <b>C</b>  |           |                         |
| (55-68) <b>D</b>  | <b>66</b> |                         |
| (39-54) <b>E</b>  |           |                         |
| (21-38) <b>F</b>  |           |                         |
| (1-20) <b>G</b>   |           |                         |
| <i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i> |           |                         |
| <b>Scotland</b>   |           | EU Directive 2002/91/EC |