Simple Approach

Estate Agents







46e Ross Avenue,
PH1 1GZ

Offers over £195,000

13-15 St Leonards Bridge, Perth, PH2 0DR
Tel: 01738 827864 Email: info@simpleapproachea.co.uk www.simpleapproachea.co.uk

46e Ross Avenue, PH1 1GZ

This bright and spacious second floor flat on Ross Avenue, Perth offers well-proportioned accommodation ideally suited to a range of buyers including first-time purchasers, growing families, and investors. Presented in move-in condition, the property benefits from a modern layout and an abundance of natural light throughout.
Ross Avenue offers an open plan kitchen and dining area, providing a fantastic space for both everyday living and entertaining. The kitchen is well-appointed with ample storage and workspace, seamlessly flowing into the dining area to create a sociable and practical setting. The lounge is equally bright and welcoming, offering a comfortable space to relax. The property boasts three generously sized bedrooms, all of which offer flexibility for family living, guests, or home working. The master bedroom further benefits from a stylish ensuite shower room, while a contemporary family bathroom serves the remaining bedrooms.
Additional features include gas central heating and double glazing, ensuring warmth and energy efficiency throughout the year. Externally, the property benefits from allocated parking, adding convenience and ease for residents.
Situated within a popular residential area of Perth, this fantastic flat offers a great balance of comfort, space, and practicality, making it a must-see property.

Lounge
10'9" x 13'5" (3.30 x 4.11)

Kitchen / Diner
9'1" x 19'8" (2.78 x 6.00)

Master Bedroom
10'4" x 13'7" (3.15 x 4.16)

Ensuite Shower Room
5'6" x 6'5" (1.70 x 1.96)

Bedroom Two
10'2" x 7'8" (3.12 x 2.35)

Bedroom Three
10'6" x 7'3" (3.21 x 2.21)

Bathroom
7'3" x 5'11" (2.21 x 1.82)











- Second Floor Flat
- Family Bathroom
- Highly Sought After Location
- Three Bedrooms
- Bright Lounge
- Allocated Parking
- Master Ensuite Shower Room
- Open Plan Kitchen / Dinning Area









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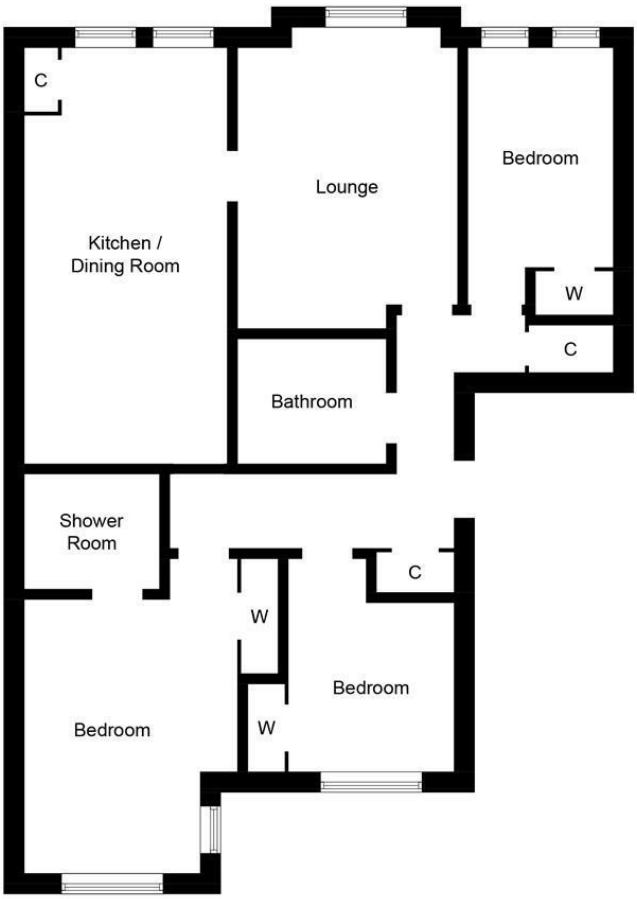
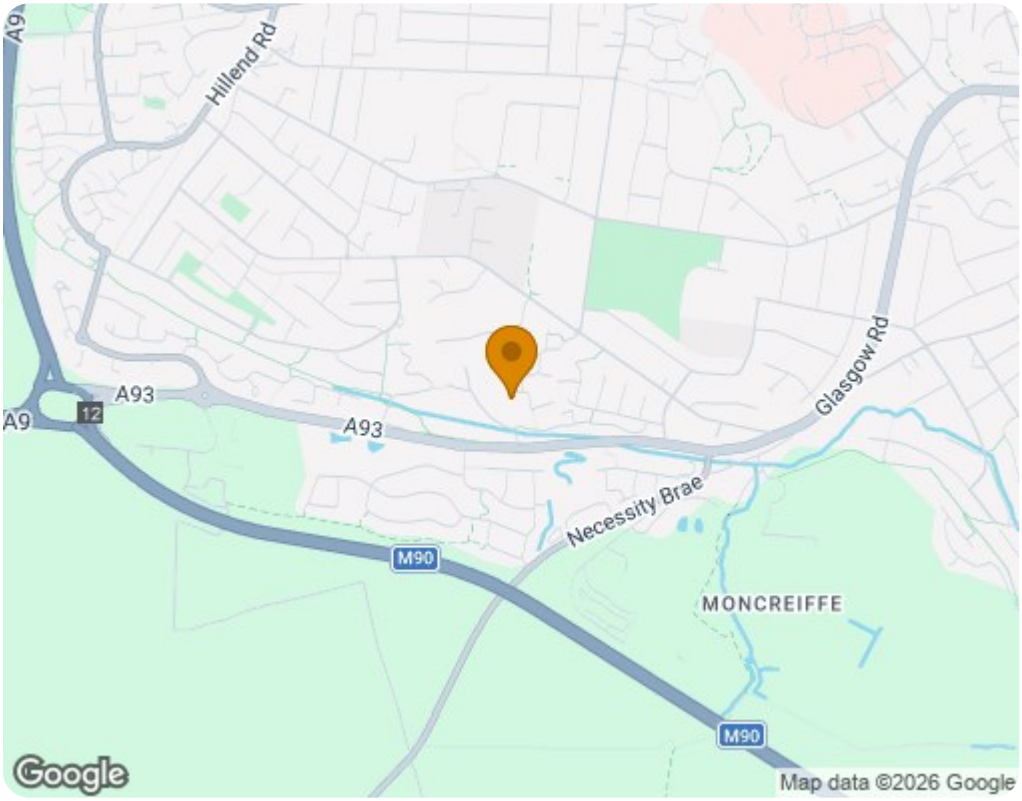
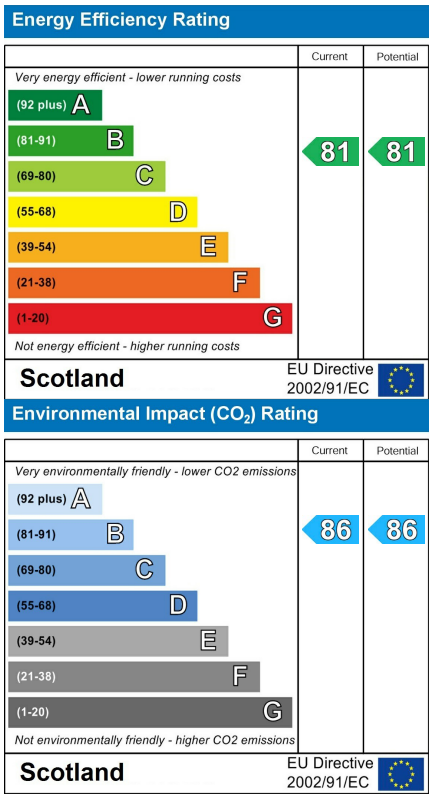


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