

Simple Approach



2A Queen Street, Perth  
PH2 0EQ

Offers over £213,950

Simple Approach are delighted to welcome this well presented ground floor flat on Queen Street, Perth to the residential sales market. Situated within the ever-popular and highly sought-after area of Craigie, this spacious home offers generous accommodation throughout, making it an ideal purchase for first-time buyers, couples and growing families.

Internally, the property comprises a bright and spacious lounge, providing the perfect space to relax or entertain, a modern kitchen with ample storage and workspace, three well-proportioned bedrooms and a contemporary bathroom complete with a shower over the bath facility. Warmth is provided through gas central heating and the property further benefits from double glazing throughout.

Set within a desirable residential location, the property enjoys easy access to a range of local amenities including reputable schooling, shops, supermarkets and excellent transport links to Perth City Centre and beyond. Offering spacious accommodation in a fantastic location, this lovely home is sure to appeal to a wide range of purchasers, and early viewing is highly recommended.

### **Lounge**

14'6" x 15'1" (4.42 x 4.60)

### **Kitchen**

15'3" x 9'11" (4.65 x 3.04)

### **Bedroom One**

11'10" x 9'2" (3.63 x 2.80)

### **Bedroom Two**

15'2" x 6'2" (4.64 x 1.89)

### **Bedroom Three**

10'4" x 9'11" (3.17 x 3.03)

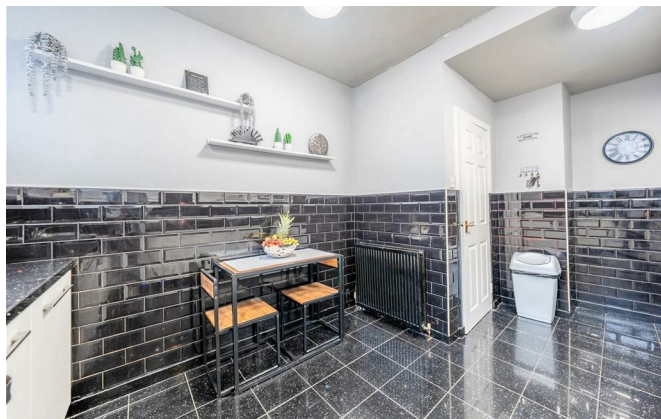
### **Bathroom**

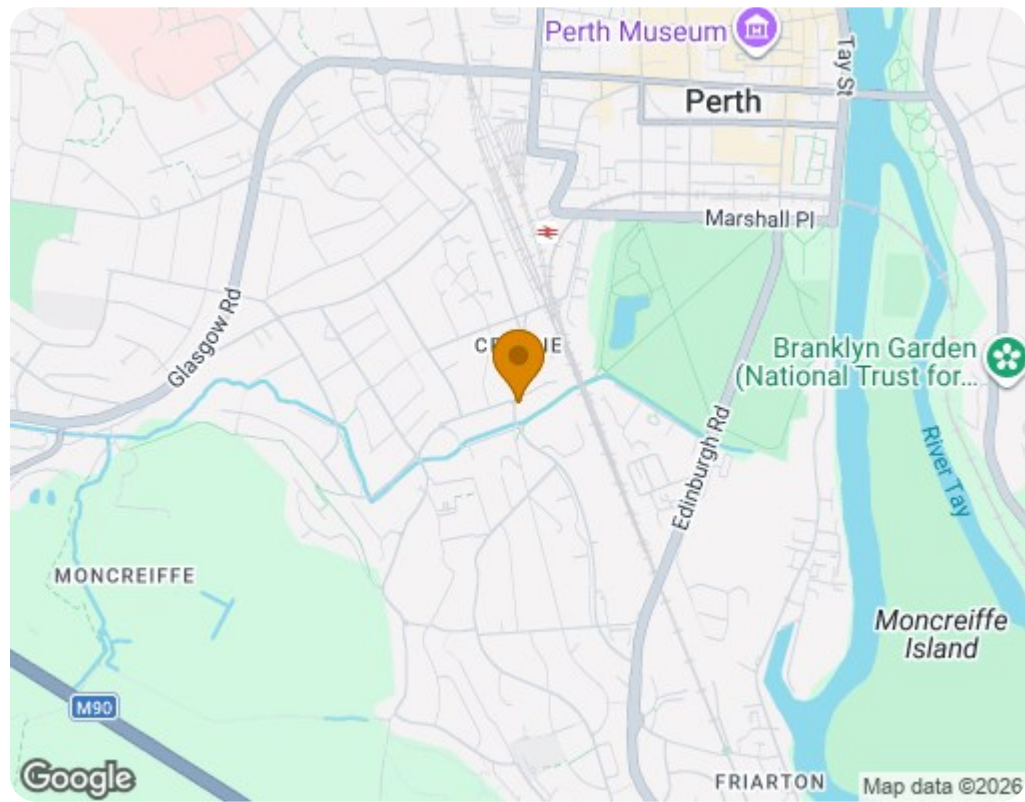
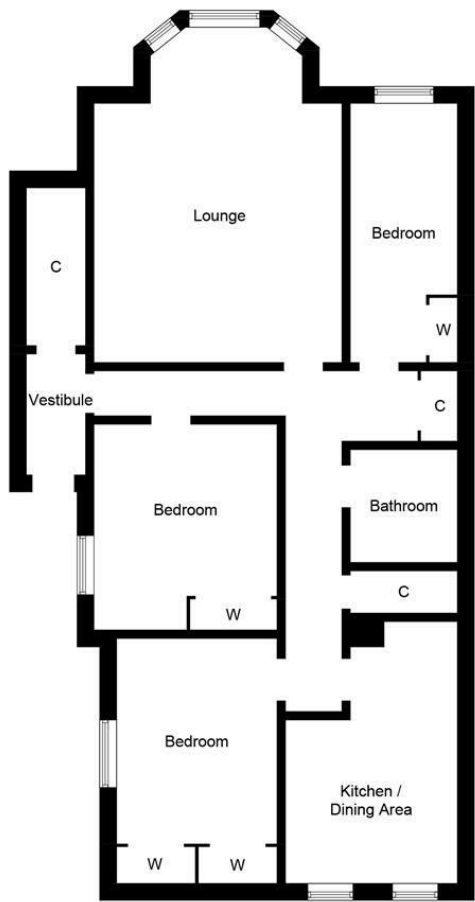
6'5" x 6'3" (1.98 x 1.91)





- Sought-After Craigie Location
- Modern Kitchen
- Excellent Access To Local Amenities & Transport Links
- Think this might be the property for you? Contact our mortgage team to discuss your options — we have appointments available today!
- Well Presented Ground Floor Flat
- Gas Central Heating & Double Glazing
- Ideal For First-Time Buyers, Couples & Families
- Three Generous Bedrooms
- Bathroom With Shower Over Bath Facility
- On Street Parking





| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       | 69      | 76        |
| (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 <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         | 76        |
| (55-68) D                                                       | 67      |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| Scotland EU Directive 2002/91/EC                                |         |           |