

Simple Approach



Estate Agents



**61 Kinnoull Causeway, Perth
PH2 8HQ**

Offers over £123,950

Simple Approach are delighted to welcome this beautifully presented two-bedroom maisonette flat on Kinnoull Causeway to the Perthshire residential market. Set across two spacious levels, this fantastic home is offered to the market in true move-in condition, making it an ideal purchase for first-time buyers, young professionals, small families or those looking to downsize without compromising on space.

The accommodation is bright, well-proportioned and thoughtfully laid out throughout. On the lower level, the property comprises a welcoming entrance hall, a generous and inviting lounge flooded with natural light, a contemporary fitted kitchen offering ample storage and workspace, a convenient WC and a spacious double bedroom. Upstairs, the property continues to impress with a further generous double bedroom and a stylish shower room, creating a practical and versatile layout to suit a variety of lifestyles.

Further benefits include electric heating, double glazing and excellent storage throughout, and a private enclosed rear garden complete with a fantastic summer house benefiting from electricity, creating the perfect space for home office, hobby room or entertaining, ensuring comfort and efficiency all year round.

Kinnoull Causeway enjoys a highly convenient location within Perth, offering easy access to the city centre, local shops, supermarkets, schooling, leisure facilities and excellent transport links. With its spacious accommodation, modern interiors and move-in ready condition, this superb maisonette is sure to appeal to a wide range of buyers, and early viewing is highly recommended to fully appreciate all that this fantastic home has to offer.

Lounge

11'5" x 9'7" (3.50 x 2.94)

Bedroom One

12'2" x 7'5" (3.71 x 2.27)

First Floor WC

2'9" x 3'9" (0.84 x 1.15)

Landing Area

8'0" x 7'4" (2.45 x 2.24)

Bedroom Two

10'7" x 13'8" (3.23 x 4.18)

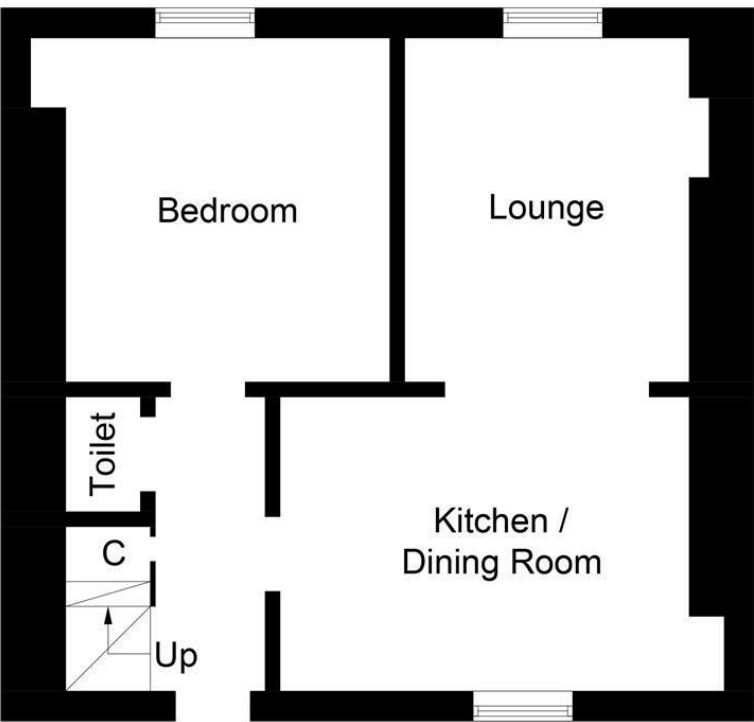
Shower Room



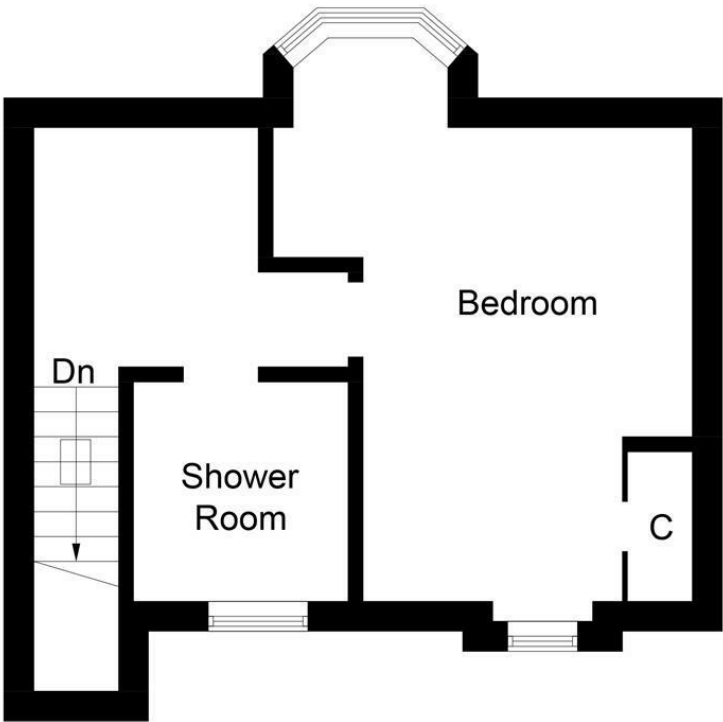


- Two Bedroom Maisonette Flat Set Across Two Spacious Levels
- Modern Kitchen
- Electric Heating And Double Glazing
- Summer House With Electricity
- Presented To The Market In True Move-In Condition
- Convenient Ground Floor WC
- Ideal For First-Time Buyers, Professionals Or Downsizers
- Bright And Spacious Lounge
- Stylish Upstairs Shower Room
- Private Back Garden

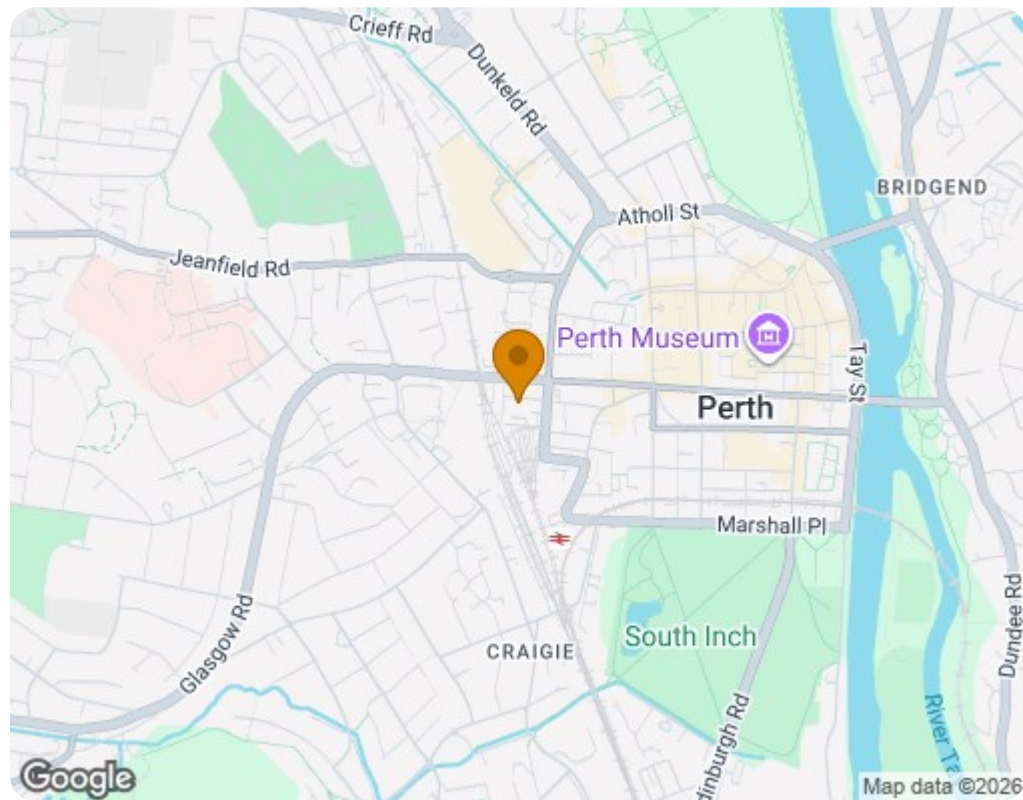




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		68
(39-54) E	43	
(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	85	88
(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		