

Simple Approach



**Taymount Gas Brae, Perth
PH2 7QR**

Offers over £99,950

Located in the welcoming village of Errol, Perth, this delightful first-floor apartment on Gas Brae offers a serene retreat with stunning views of the distant fields. The property boasts gas heating and double glazing, ensuring a warm and comfortable living environment throughout the year.

As you enter, you will appreciate the peaceful atmosphere that this quiet village provides, making it an ideal home for those seeking a tranquil lifestyle. The apartment features convenient on-street parking, allowing for easy access to your vehicle. Additionally, residents can enjoy a shared garden at the rear, perfect for relaxing outdoors or socialising with neighbours.

This property presents a wonderful opportunity for anyone looking to embrace village life while still being within reach of local amenities. With its picturesque surroundings and comfortable living space, this first-floor apartment is a must-see for prospective buyers or renters alike. Don't miss the chance to make this lovely home your own.

Lounge

11'11" x 14'0" (3.64 x 4.27)

Kitchen

8'1" x 5'10" (2.48 x 1.78)

Bedroom One

8'10" x 9'4" (2.71 x 2.86)

Bedroom Two

6'4" x 9'5" (1.94 x 2.89)

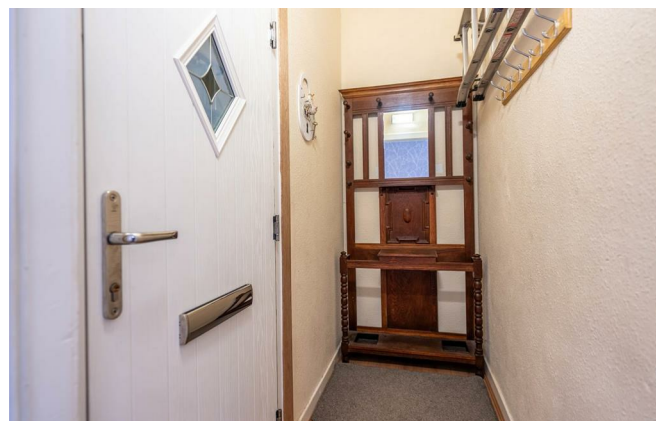
Shower Room

5'0" x 7'8" (1.53 x 2.35)





- First Floor Apartment
- Shared Garden to Rear
- Do You Need A Mortgage Appointment Quickly?
Call Simple Approach Mortgages Today!
- Gas Central Heating & Double Glazing
- On Street Parking Available
- Gorgeous Views to Distant Fields
- Quiet Village Location



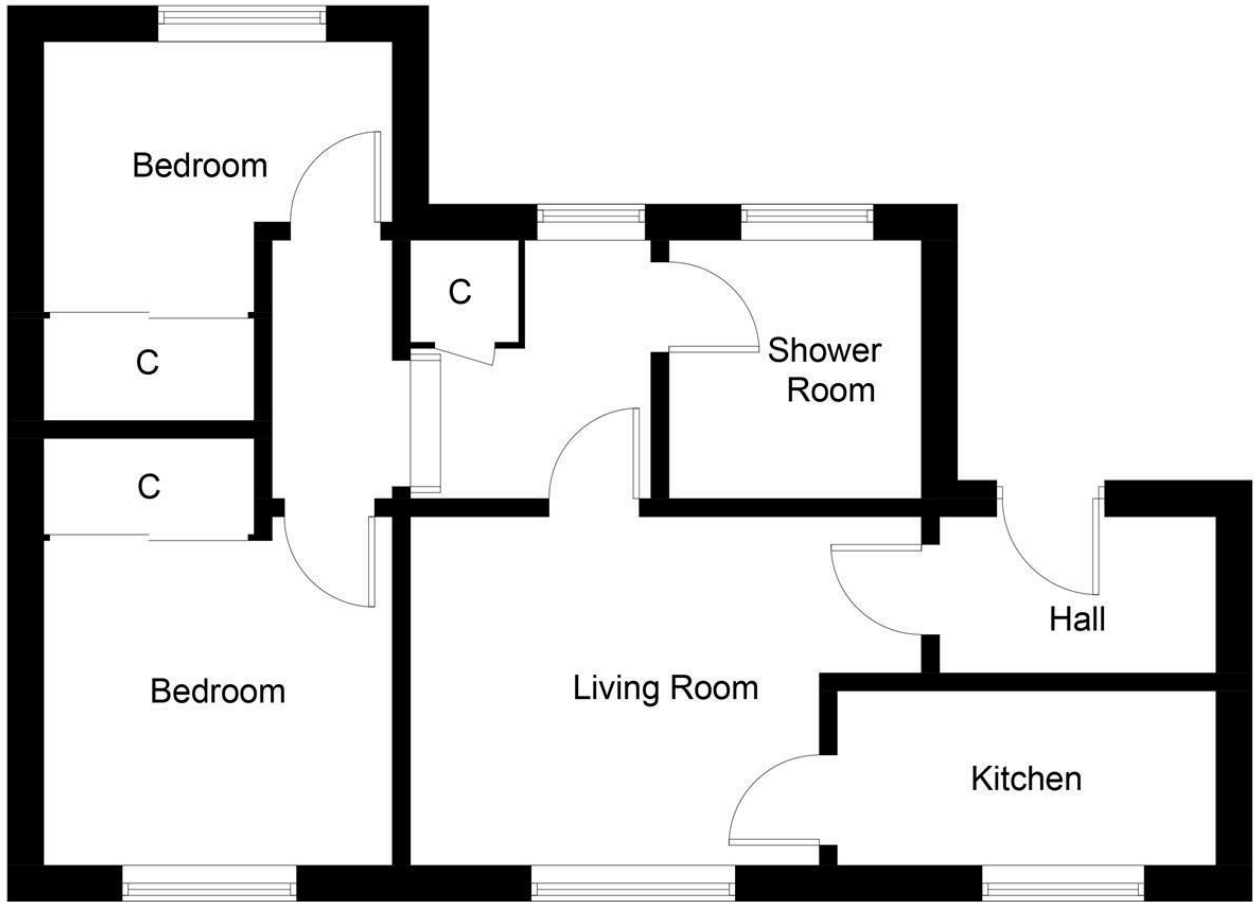
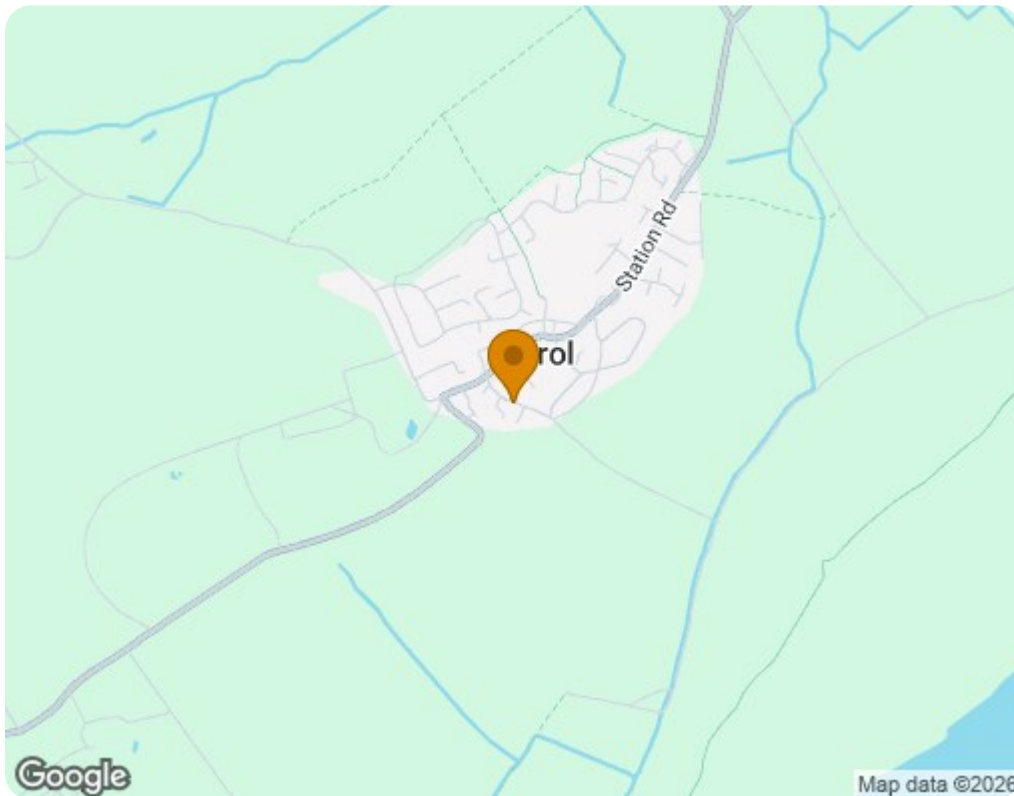


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1282602)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
Scotland		EU Directive 2002/91/EC