

Simple Approach



Estate Agents



**47 The Stables, Perth
PH1 2TW**

Offers over £123,950

Simple Approach is delighted to Welcome The Stables in Perth, a charming ground floor flat that offers a perfect blend of comfort and convenience. This delightful property features two spacious bedrooms, one of which boasts an en-suite wet room, providing a private sanctuary for relaxation. The flat is designed with modern living in mind, featuring electric heating to ensure a warm and inviting atmosphere throughout the year.

The reception room is a welcoming space, ideal for entertaining guests or enjoying quiet evenings at home. The flat also benefits from an allocated parking space, along with additional on-street parking, making it easy for you and your visitors to come and go as you please.

Situated close to all local amenities, this property is perfectly positioned for first-time buyers, downsizers, and investors alike. With shops, cafes, and essential services just a stone's throw away, you will find everything you need within easy reach.

The Stables offers a wonderful opportunity to own a comfortable and well-located flat in Perth. Whether you are looking to make your first step onto the property ladder, seeking a more manageable living space, or considering a sound investment, this flat is sure to meet your needs. Don't miss the chance to make this lovely property your new home.

Lounge
11'1" x 15'5" (3.38 x 4.72)

Kitchen
6'8" x 12'4" (2.05 x 3.78)

Bedroom One
11'4" x 12'5" (3.47 x 3.81)

En-Suite Shower Room
5'8" x 4'5" (1.74 x 1.35)

Bedroom Two
8'7" x 12'4" (2.64 x 3.77)

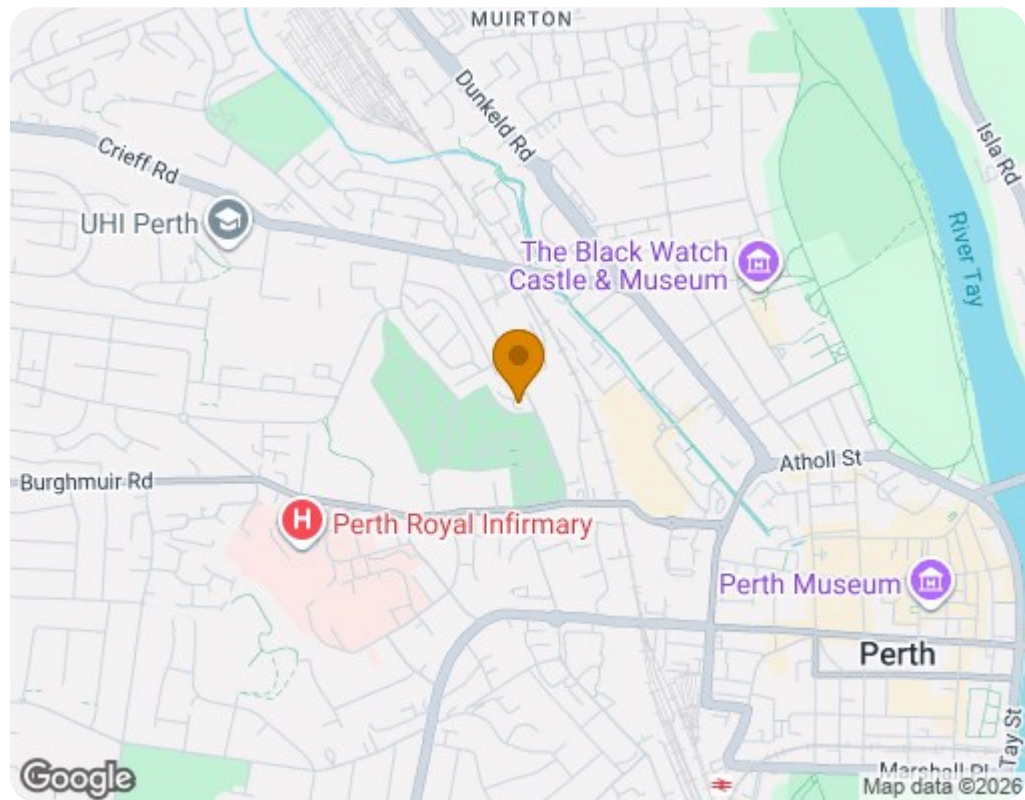
Bathroom
5'6" x 6'9" (1.70 x 2.08)





- Ground Floor Flat
- Allocated Parking Space Plus Additional On-Street Parking
- Ideal For First-Time Buyers, Downsizers Or Investors
- Two Bedrooms with a Master En-Suit
- Close To All Local Amenities
- Do You Need A Mortgage Appointment Quickly? Call Simple Approach Mortgages Today!
- Electric Heating & Double Glazing Throughout
- Wheelchair Accessible Entrance





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	66	
(39-54) E		
(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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	86	89
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland		EU Directive 2002/91/EC