

Simple Approach



Cumbræ Place Cumbræ Place, Perth
PH1 3AJ

Offers over £89,950

Simple Approach are delighted to welcome this well-presented second floor flat on Cumrae Place to the residential sales market. Situated within a sought-after residential area of Perth, this fantastic property offers spacious and comfortable accommodation throughout, making it the ideal purchase for first-time buyers, buy-to-let investors or those looking to downsize.

The accommodation comprises a welcoming entrance hallway, a bright and spacious lounge, a fitted kitchen, two well-proportioned bedrooms and a bathroom. The property further benefits from gas central heating, double glazing and residential parking, providing both comfort and convenience for everyday living.

Set within a popular location, the property enjoys easy access to a wide range of local amenities, transport links and Perth City Centre, making it an excellent choice for commuters and those looking to enjoy all that the city has to offer.

Offering generous accommodation in a desirable location, this fantastic flat is sure to appeal to a wide range of buyers. Early viewing is highly recommended to fully appreciate the space, location and excellent value this property has to offer.

Lounge

10'9" x 15'9" (3.28 x 4.81)

Kitchen

11'7" x 9'4" (3.55 x 2.87)

Bedroom One

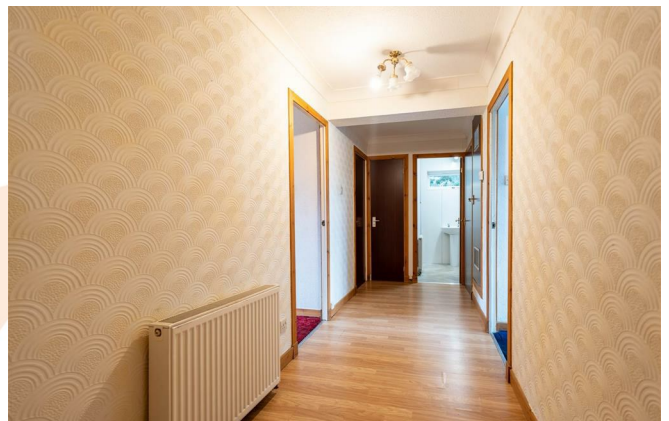
9'0" x 11'1" (2.76 x 3.39)

Bedroom Two

8'6" x 10'11" (2.60 x 3.33)

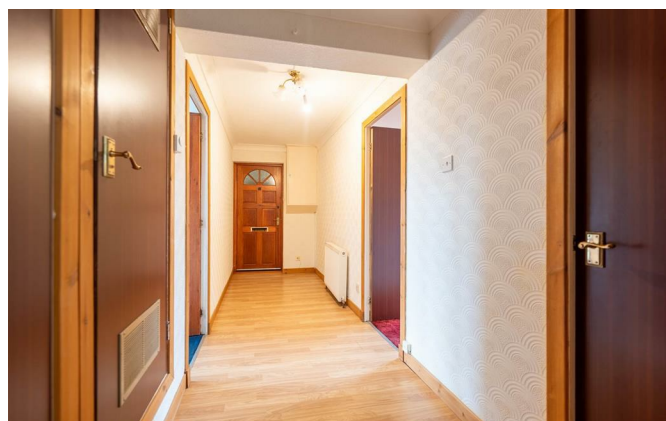
Family Bathroom

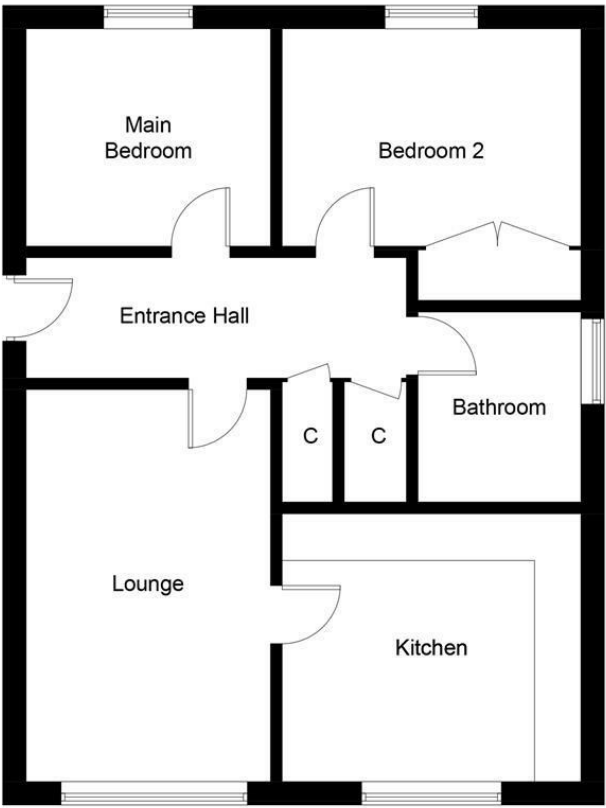
8'8" x 5'5" (2.66 x 1.66)





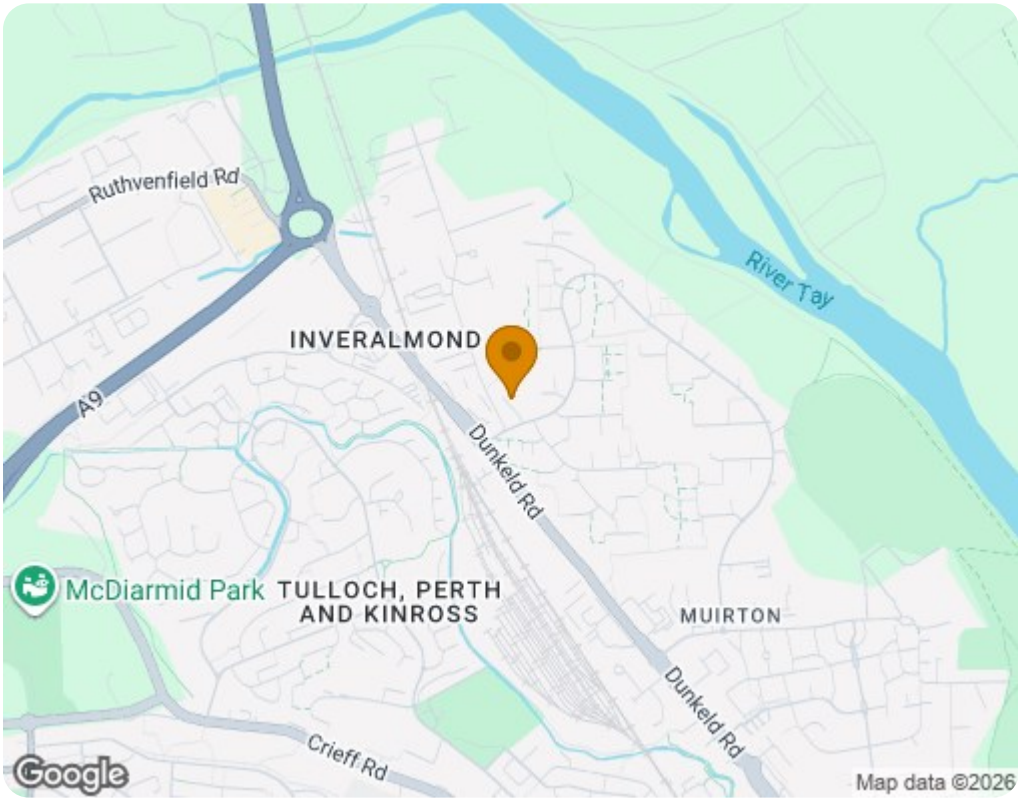
- Second Floor Flat Council Tax Band B
- Residential Parking
- Sought After Location
- Two Bedrooms
- Gas Central Heating
- Ideal For First Time Buyers Or Investors
- Bright Lounge
- Double Glazing





Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1317239)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	80
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B	84	84
(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		