

Simple Approach



**3 Monart Road, Perth
PH1 5US**

Offers over £137,950

Welcome to this charming ground floor flat located on Monart Road in the picturesque city of Perth. This delightful property boasts a well-designed layout, featuring one inviting reception room that serves as the perfect space for relaxation and entertaining. The flat comprises two generous bedrooms, ensuring ample space for both rest and personalisation.

The master bedroom benefits from an ensuite shower room, providing a touch of convenience and privacy. The additional bedroom is equally spacious, making it ideal for guests, a home office, or a growing family. The property is in move-in condition throughout, allowing you to settle in with ease and comfort.

One of the standout features of this flat is the allocated parking, a valuable asset in this bustling area. The property is equipped with gas central heating, ensuring warmth and comfort during the colder months.

Situated close to all local amenities, you will find shops, cafes, and recreational facilities just a short stroll away, making this location both convenient and desirable. This flat presents an excellent opportunity for first-time buyers, small families, or those looking to downsize without compromising on quality of life.

Lounge
11'8" x 18'5" (3.58 x 5.63)

Do not miss the chance to make this lovely flat your new home in Perth.

Kitchen

13'7" x 5'7" (4.16 x 1.71)

Master Bedroom

9'5" x 11'11" (2.89 x 3.65)

En-Suite

5'3" x 5'6" (1.62 x 1.7)

Bedroom Two

11'8" x 8'9" (3.58 x 2.68)

Family Bathroom

5'6" x 8'8" (1.68 x 2.66)





- Ground Floor Apartment
- Bright & Spacious Lounge
- Allocated Parking
- Think this might be the property for you? Contact our mortgage team to discuss your options!
- Two Generous Bedrooms
- Move-In Condition Throughout
- Close To All Local Amenities
- Master Ensuite Shower Room
- Highly Sought After Location
- Gas Central Heating & Double Glazing



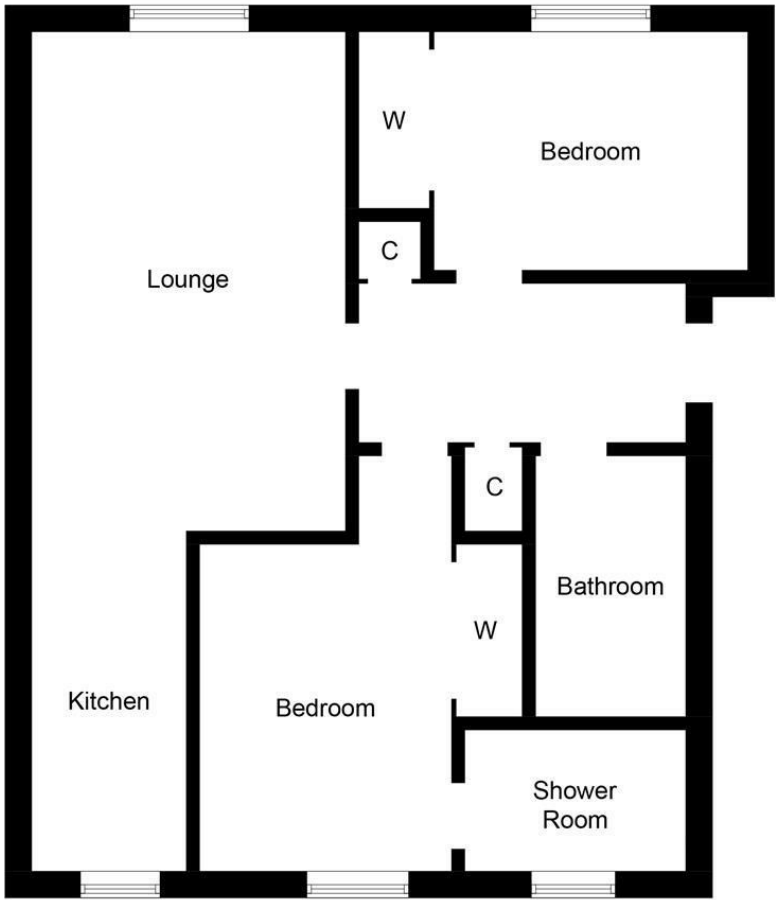
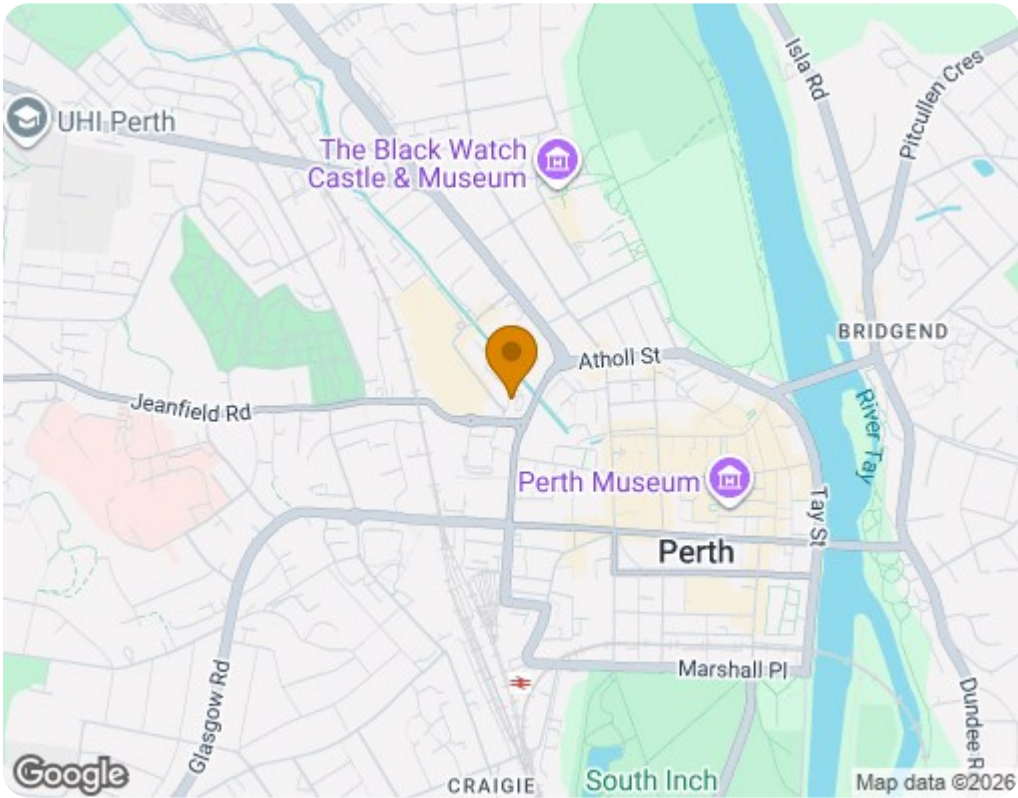


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1332031)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(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	86	86
(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		