Simple Approach
Estate Agents







Winside Buildings Charlotte Street, Perth
PH1 4NB

Offers over £109,950

13-15 St Leonards Bridge, Perth, PH2 0DR
Tel: 01738 827864 Email: info@simpleapproachea.co.uk www.simpleapproachea.co.uk

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Simple Approach are delighted to welcome to the market this immaculate very well-presented ground floor flat, situated on the highly sought-after Charlotte Street in the popular area of Stanley. Offering comfortable and practical accommodation throughout, the property would make an excellent purchase for a wide range of buyers.
The accommodation comprises a bright and welcoming lounge, a good-sized kitchen, two well-proportioned bedrooms and a bathroom. Further benefits include electric heating and double glazing.
Ideally suited to first-time buyers, couples, small families or those looking to downsize, this property offers a fantastic opportunity to secure a well-presented home in a desirable location. Early viewing is highly recommended to fully appreciate what this property has to offer.

Lounge
11'8" x 12'4" (3.56 x 3.78)

Kitchen
9'3" x 7'6" (2.82 x 2.29)

Bedroom One
11'1" x 10'0" (3.40 x 3.06)

Bedroom Two
12'11" x 7'9" (3.95 x 2.38)

Bathroom
7'0" x 5'6" (2.15 x 1.69)











- Move In Condition Ground Floor Flat
- Very Well Presented Throughout
- Communal Back Garden & On Street Parking Just Outside The Property
- Two Spacious Double Bedrooms
- Electric Heating & Double Glazing
- Bright & Spacious Lounge
- Sought After Tranquil Village Location



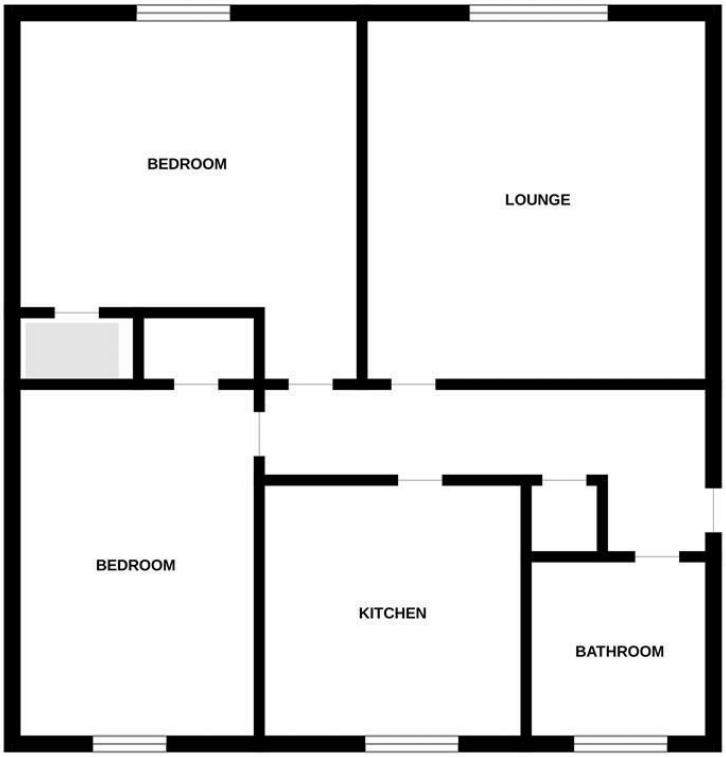




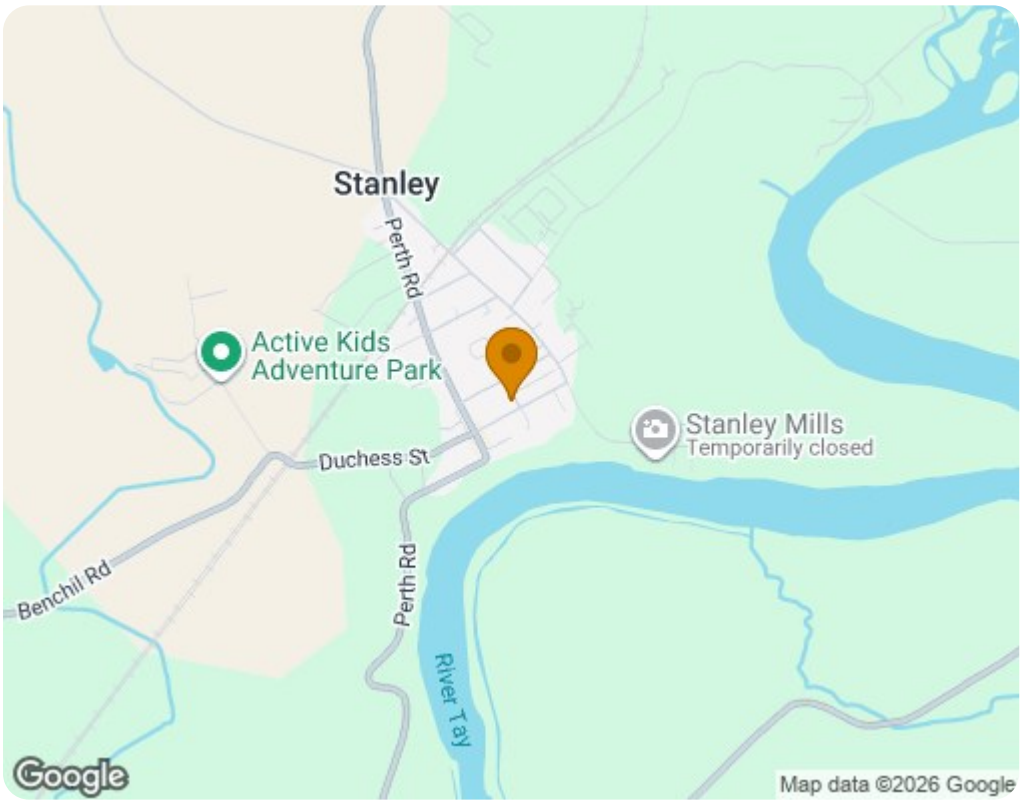


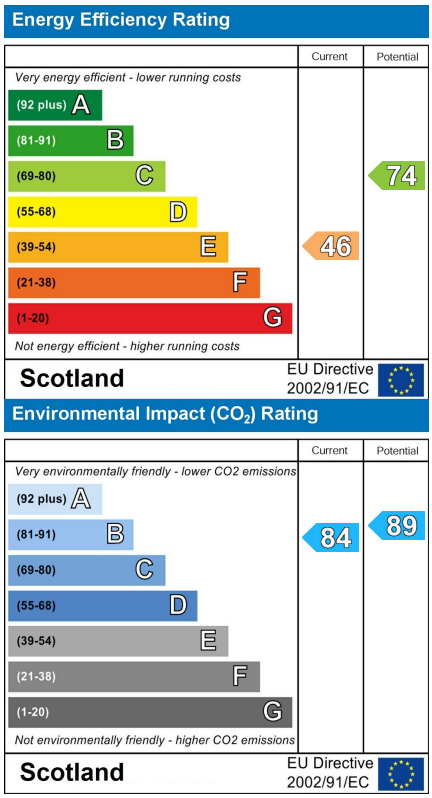
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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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