Simple Approach

Estate Agents







52 Needless Road, Perth
PH2 0LA

Offers over £138,950

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

52 Needless Road, Perth, PH2 0LA

This attractive and well-presented ground floor flat on Needless Road, Perth, offers bright, spacious and comfortable accommodation throughout. The property welcomes you with a bright front-facing lounge, providing an inviting space to relax, alongside a good-sized kitchen offering plenty of room for everyday living.

There are two well-proportioned bedrooms, complemented by a stylish shower room finished to a modern standard. Further benefits include gas central heating and double glazing throughout.

Externally, the property enjoys access to a communal drying green as well as private garden space, providing a lovely additional outdoor area. On-street parking is also available. Ideally suited to first-time buyers, downsizers or buy-to-let investors, this is a lovely opportunity to acquire a well-maintained home in Perth.

Lounge
13'1" x 13'11" (4.00 x 4.25)

Kitchen
12'1" x 8'2" (3.70 x 2.49)

Bedroom One
8'9" x 9'6" (2.69 x 2.90)

Bedroom Two
9'6" x 9'9" (2.91 x 2.99)

Shower Room
6'9" x 6'1" (2.08 x 1.86)











- Ground Floor Flat
- Bright & Spacious Lounge
- Private Back Garden
- Two Generous Bedrooms
- Good Sized Kitchen
- On Street Parking
- Stylish Shower Room
- Communal Drying Green

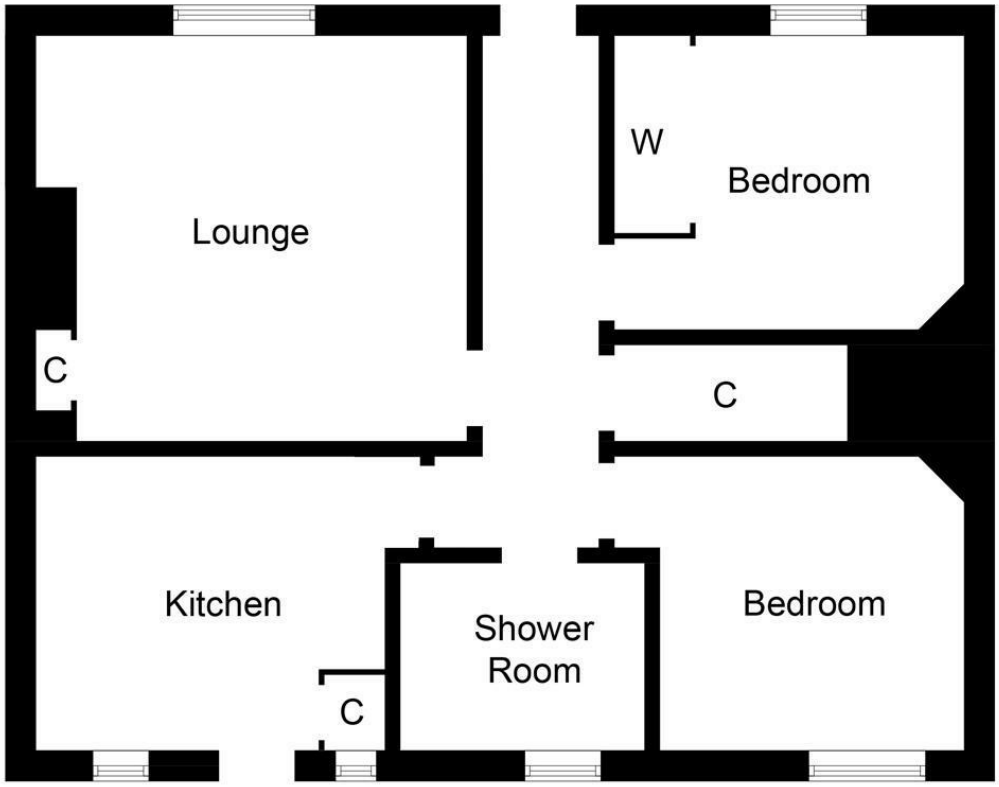


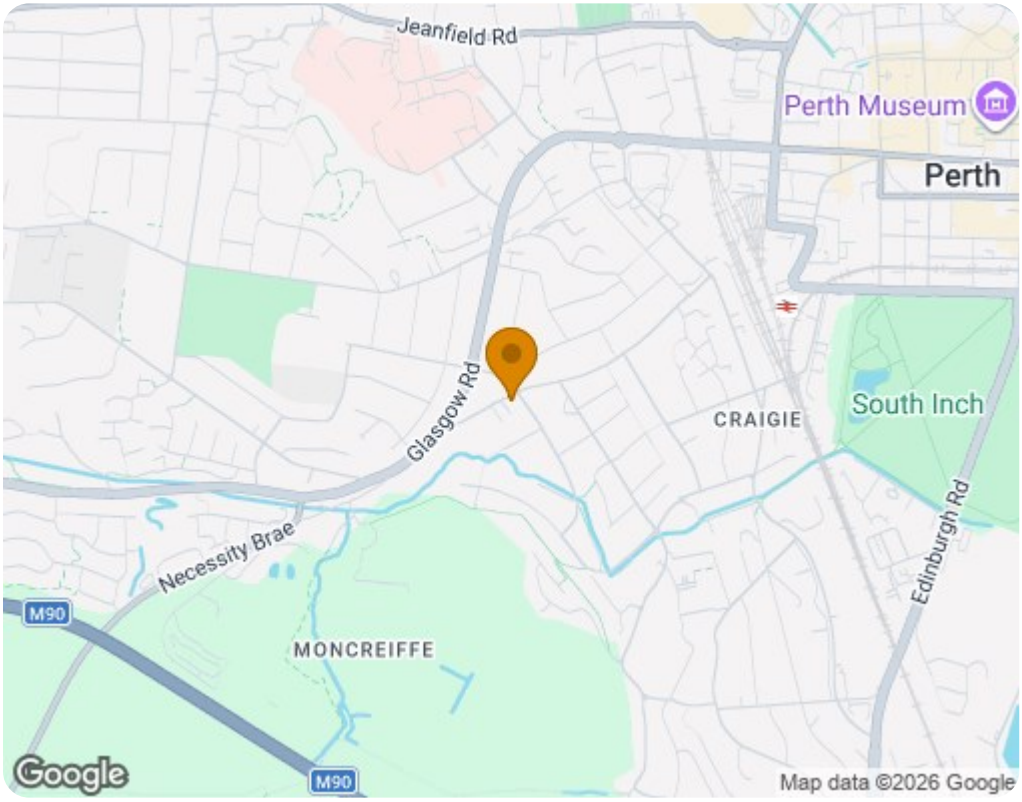


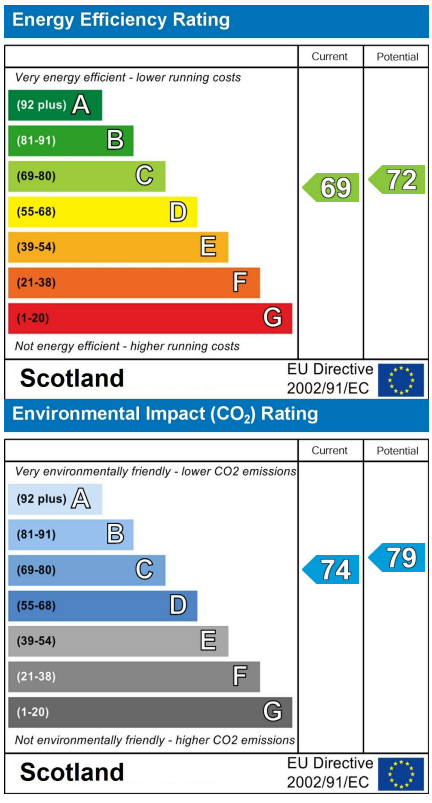




52 Needless Road, Perth, PH2 0LA







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