

Simple Approach



Estate Agents



**74 Campsie Road, Perth  
PH1 2EG**

**Offers over £113,950**

Situated in a great location on Campsie Road, Perth, this spacious first-floor flat offers generously proportioned accommodation throughout and is presented in good move-in condition, making it an ideal purchase for first-time buyers, couples, small families or those looking to downsize.

The accommodation comprises a welcoming entrance, a bright and spacious lounge, and a good-sized kitchen offering ample room for everyday cooking and dining. There are two well-proportioned bedrooms, providing comfortable accommodation with flexibility for use as a guest room or home office, alongside a modern bathroom.

Externally, the property benefits from a private driveway, providing valuable off-street parking and a rear garden. Further features include gas central heating and double glazing, adding to the overall comfort and practicality of the home.

Ideally positioned within Perth, the property is conveniently located for a range of local amenities, shops and transport links, with the city centre and its wider range of facilities easily accessible. This is an excellent opportunity to acquire a spacious flat in a convenient location, offering comfortable accommodation ready for its next owner to move in and make their own.

#### Dining

13'10" x 13'5" (4.22 x 4.09)

#### Kitchen

9'1" x 11'8" (2.77 x 3.57)

#### Bedroom One

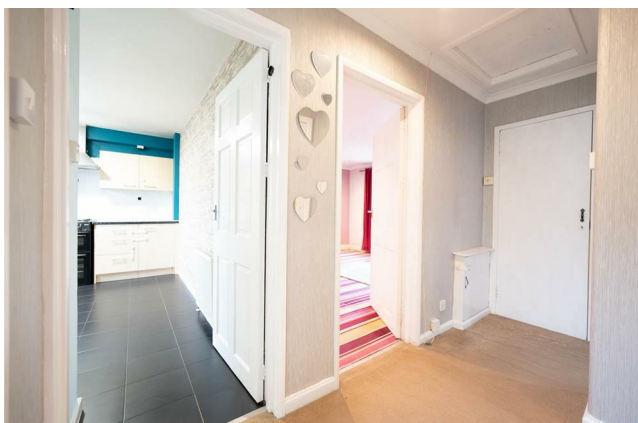
10'2" x 13'4" (3.10 x 4.07)

#### Bedroom Two

9'4" x 12'2" (2.87 x 3.71)

#### Bathroom

6'0" x 5'9" (1.83 x 1.76)



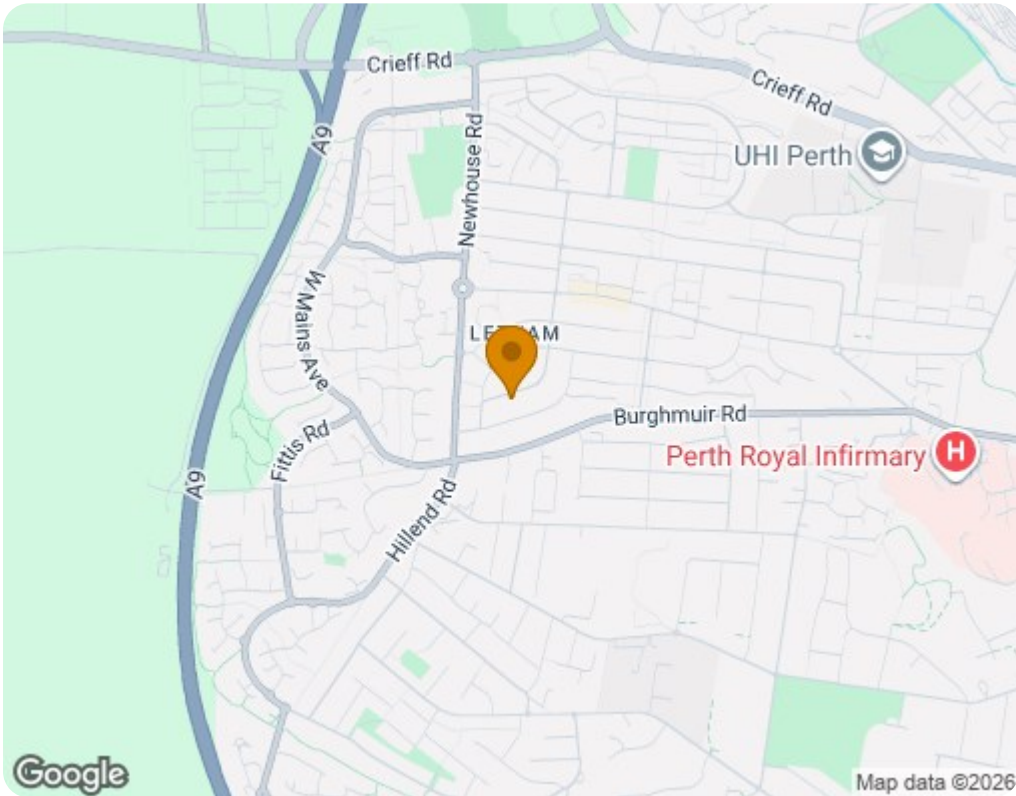


- Upper Floor Flat
- Good Sized Kitchen
- Private Driveway
- Two Bedrooms
- Modern Bathroom
- Bright & Spacious Lounge
- Gas Central Heating & Double Glazing





Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1340547)



| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       | 76      | 76        |
| (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 <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       | 79      | 79        |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| Scotland EU Directive 2002/91/EC                                |         |           |