

Simple Approach



**16A Foundry Lane, Perth
PH1 5PR**

Offers over £98,950

Simple Approach are delighted to welcome this bright and spacious first floor flat on Foundry Lane to the residential sales market. Ideally situated in a convenient and sought-after location close to Perth City Centre and a wealth of local amenities, this well presented home offers generous accommodation throughout, making it an excellent choice for first-time buyers, families or buy-to-let investors alike. The accommodation comprises a welcoming lounge, a fitted kitchen, three well-proportioned bedrooms and a family bathroom. Further benefits include gas central heating and double glazing throughout, ensuring comfort and efficiency all year round. Residents can also apply for a parking permit through Perth & Kinross Council, adding further convenience to this fantastic city location. Viewing is highly recommended to appreciate the space and excellent location on offer.

Lounge

15'9" x 13'5" (4.82 x 4.10)

Kitchen

6'3" x 11'7" (1.91 x 3.54)

Bedroom One

12'10" x 13'5" (3.92 x 4.10)

Bedroom Two

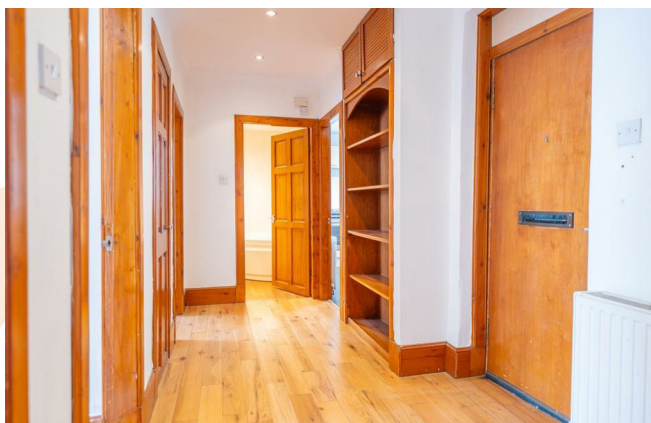
11'9" x 10'10" (3.60 x 3.31)

Bedroom Three

10'11" x 6'6" (3.35 x 1.99)

Bathroom

8'3" x 7'0" (2.52 x 2.14)

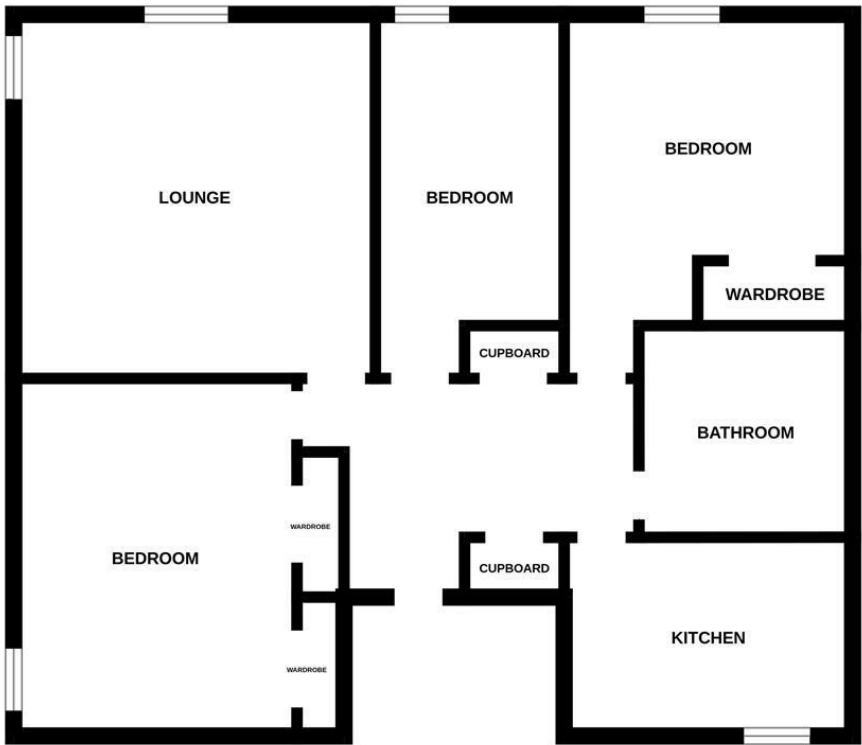




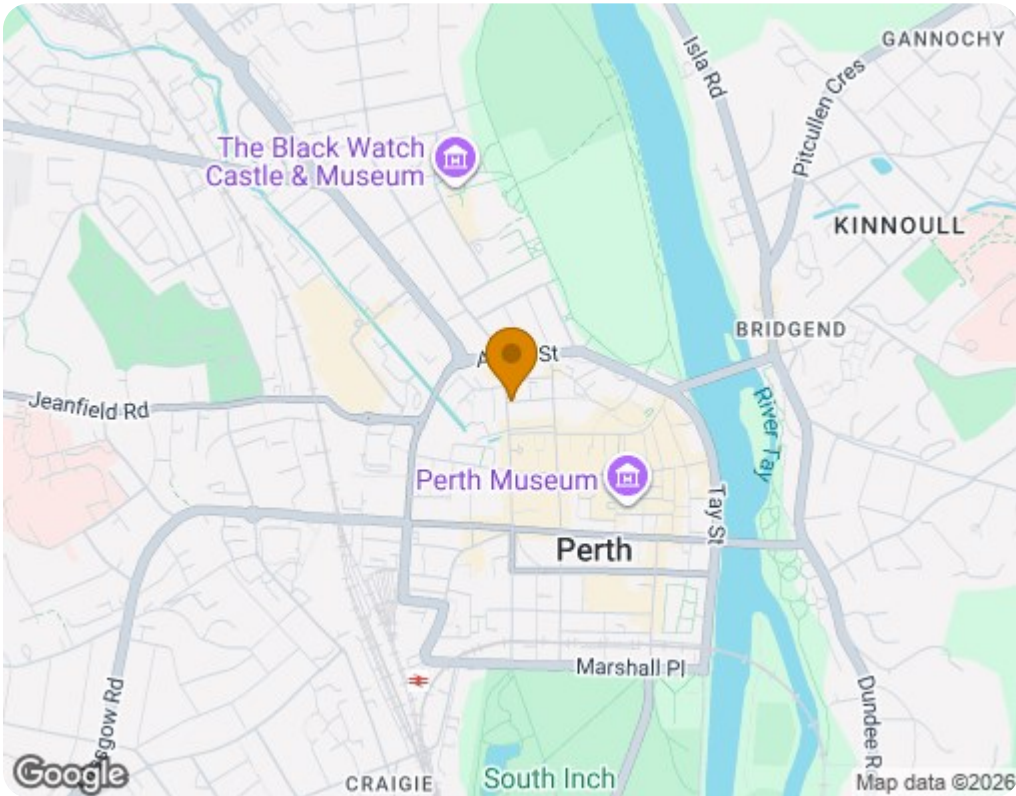
- First Floor Flat
- Gas Central Heating
- Highly Sought After Location
- Bright & Spacious Throughout
- Double Glazing
- Three Bedrooms
- Parking Permit Available Through Perth & Kinross Council



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	73
(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		
(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		