

Simple Approach



**20C Needless Road, Perth
PH2 0LD**

Offers over £146,950

Simple Approach are delighted to welcome this well presented first floor flat on Needless Road, Perth to the residential sales market. Situated within a highly sought-after area, this bright and spacious home offers generously proportioned accommodation throughout, making it an ideal purchase for first-time buyers, couples, small families or those looking to downsize.

The accommodation comprises a welcoming front-facing lounge filled with natural light, creating a warm and inviting living space perfect for relaxing or entertaining. The kitchen provides ample storage and workspace, while the property further benefits from two generous double bedrooms, both offering comfortable and versatile accommodation. Completing the home is a well appointed bathroom featuring a shower over the bath facility.

Practical benefits include gas central heating and double glazing throughout, ensuring warmth and energy efficiency all year round. Externally, there is convenient on-street parking to the front of the property.

Located in one of Perth's most desirable residential areas, Needless Road offers excellent access to a wide range of local amenities, reputable schooling, transport links and Perth City Centre. Presented in move-in condition, this fantastic flat is sure to appeal to a variety of buyers and early viewing is highly recommended.

Lounge

11'6" x 15'11" (3.52 x 4.86)

Kitchen

5'1" x 11'9" (1.55 x 3.60)

Master Bedroom

11'11" x 12'1" (3.65 x 3.69)

Bedroom Two

9'7" x 11'6" (2.93 x 3.53)

Bathroom

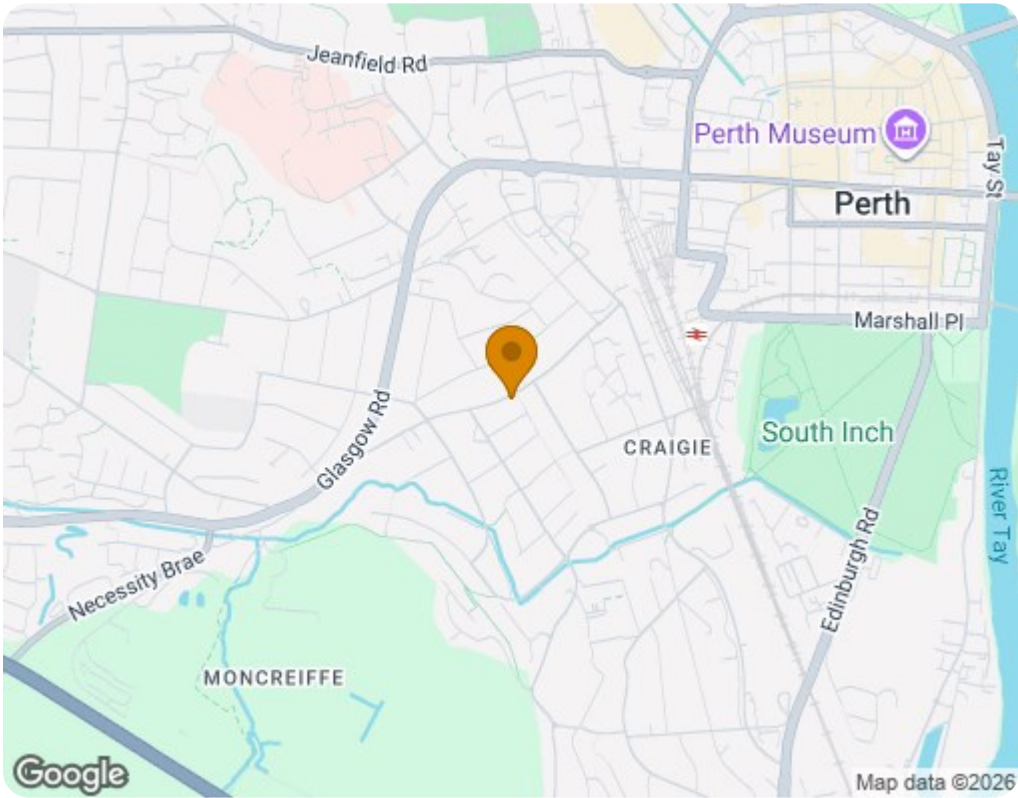
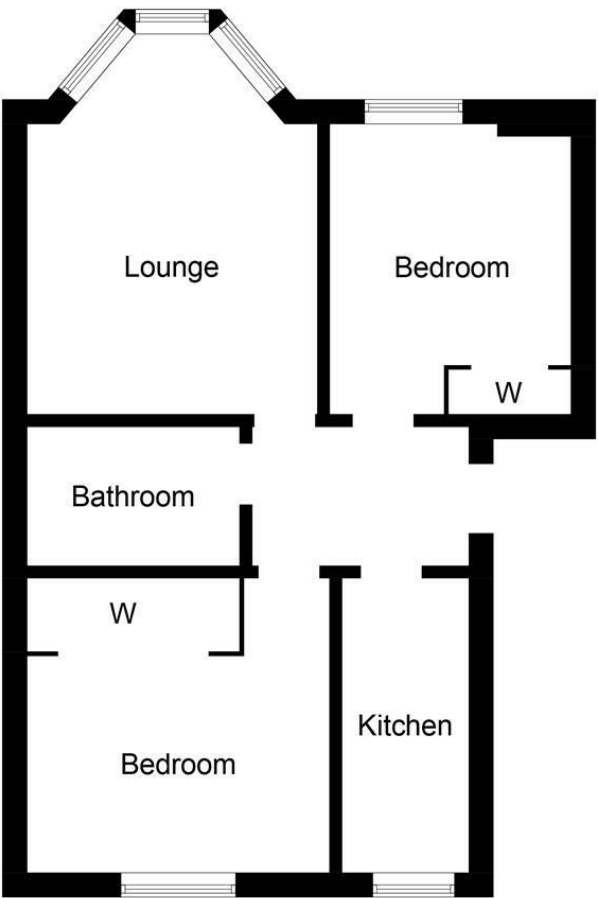
5'6" x 8'6" (1.69 x 2.60)





- Well Presented First Floor Flat
- Gas Central Heating & Double Glazing
- Ideal For First-Time Buyers, Couples & Small Families
- Bright & Spacious Front-Facing Lounge
- Bathroom With Shower Over Bath Facility
- Excellent Access To Local Amenities & Perth City Centre
- Two Generous Bedrooms
- On-Street Parking To The Front
- Private Rear Garden Area





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	77
(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		
(69-80) C	77	81
(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		