

Simple Approach



44 / 11 Friar Street, Perth  
PH2 0ED

Offers over £119,950

Simple Approach are delighted to welcome this bright and modern two bedroom ground floor flat on Friar Street, Perth to the residential market. Set in the ever popular area of Craigie, this lovely apartment is close to all local amenities found in Perth's City Centre. Both the Bus & Train Station as well as nearby Supermarkets, shops and two local Primary Schools are situated just minutes away. The property comprises a good size lounge with neutral decoration and light carpeting, a bright galley kitchen looking out to the communal rear garden, two double bedrooms and a shower room. This property also benefits from a private cupboard in the ground floor hallway and a further shared drying room. Set on the ground floor, buyers are offered a home in a very sought after location in Perth in move-in condition.

**Living Room**

13'5" x 13'3" (4.11 x 4.06)

**Kitchen**

7'1" x 12'6" (2.16 x 3.83)

**Bedroom One**

17'7" x 8'10" (5.38 x 2.70)

**Bedroom Two**

14'0" x 7'3" (4.29 x 2.22)

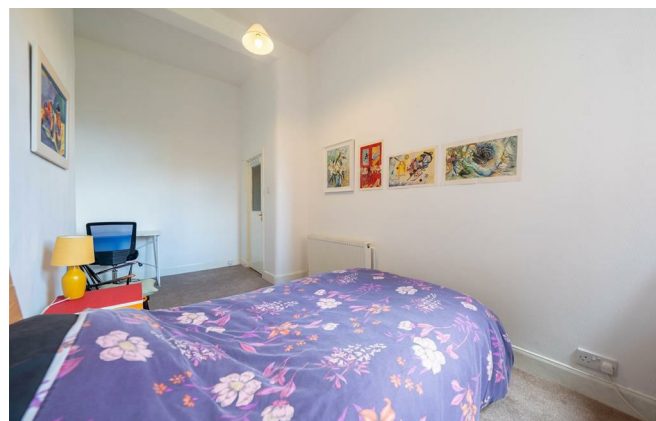
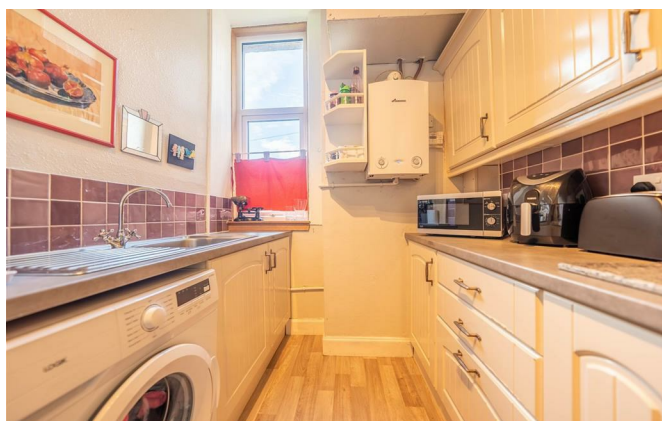
**Bathroom**

4'5" x 11'11" (1.37 x 3.64)





- Ground Floor Flat
- Private Front Garden - Communal Rear Garden, Shared Drying Green and Private Storage Cupboard
- Natural Decor Throughout
- Two Double Bedrooms
- Close To The Train & Bus Station
- Ample On Street Parking Available
- Gas Central Heating And Double Glazing
- Reputable Schools Nearby
- Sought After Location



## Flat 11 - 44 Friar Street

Approximate Gross Internal Area = 59.0 sq m / 635 sq ft

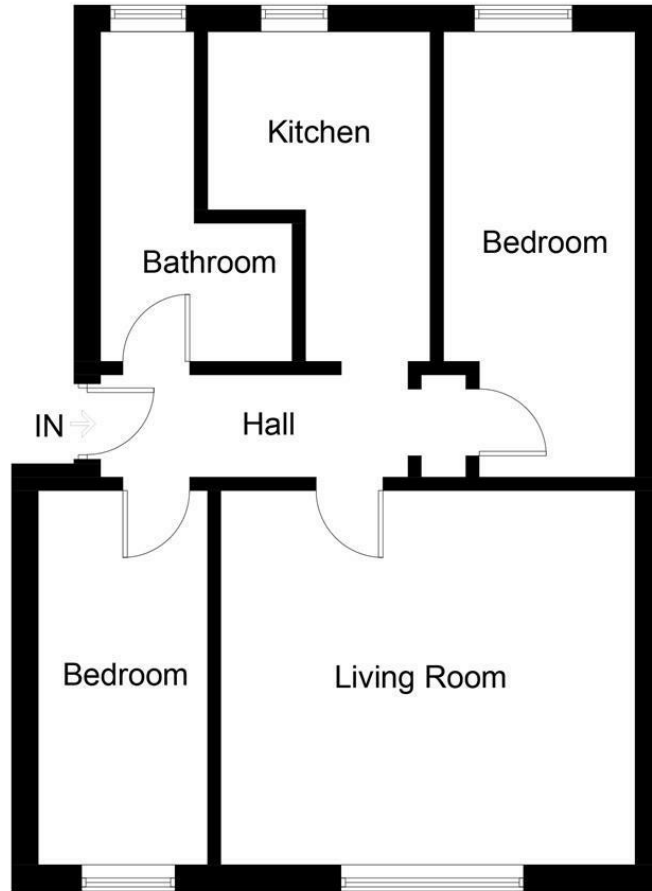
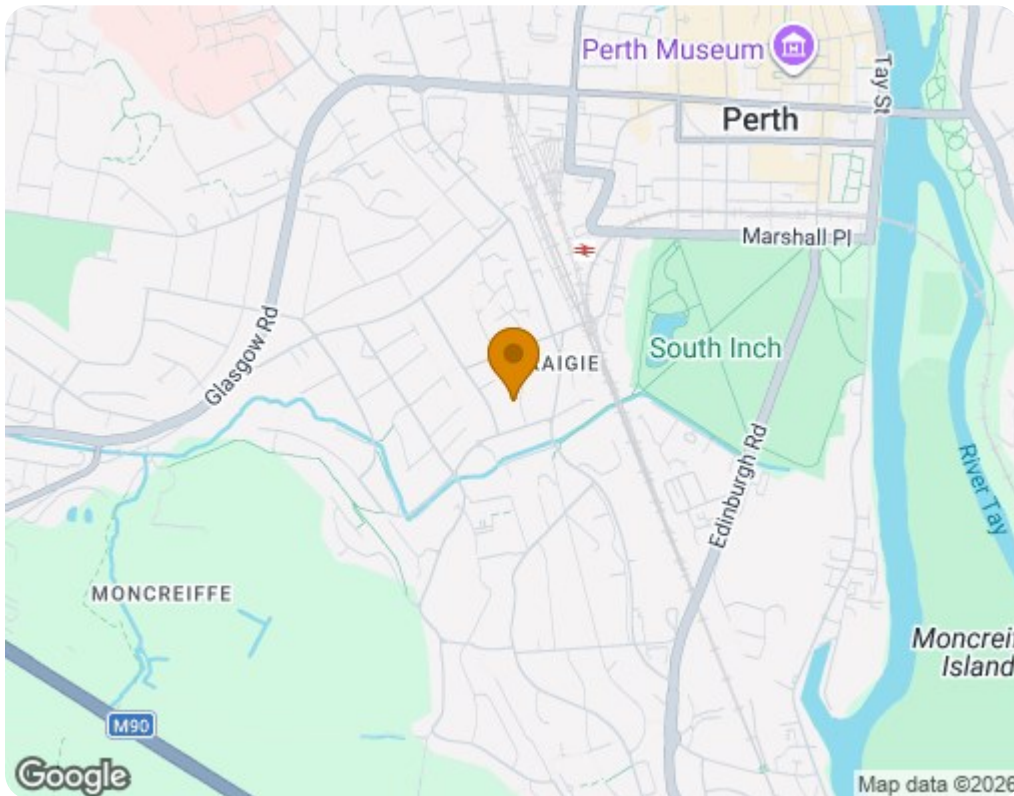


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1308808)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	58	68
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Scotland</b>		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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	59	72
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>Scotland</b>		EU Directive 2002/91/EC