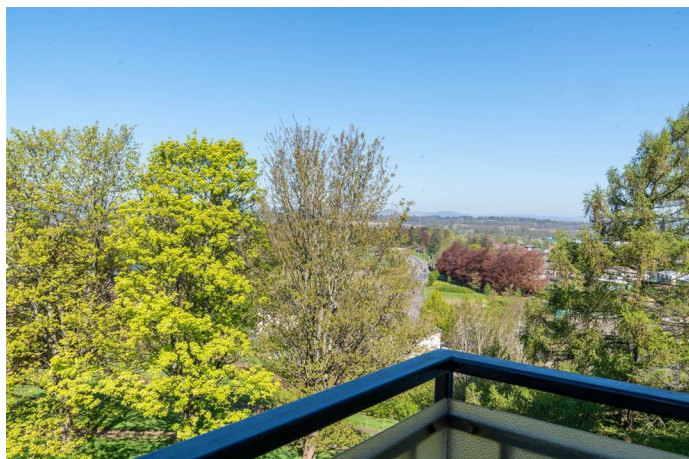


Simple Approach



Estate Agents



**240 Strathtay Road, Perth
PH1 2ND**

Offers over £99,950

Located on Strathtay Road in the charming Letham area of Perth, this delightful three-bedroom maisonette apartment offers a perfect blend of comfort and style. The property boasts spacious accommodation, making it an ideal choice for individuals or small families seeking a welcoming home.

As you enter, you are greeted by a well-appointed reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The three bedrooms offer ample space for rest and personalisation. The bathroom is conveniently located, catering to the needs of modern living.

One of the standout features of this apartment is the lovely balcony, which presents stunning views of the surrounding area. It is an excellent spot for enjoying your morning coffee or unwinding in the evening while taking in the picturesque scenery.

The property benefits from gas central heating and double glazing, ensuring warmth and energy efficiency throughout the year. Additionally, residential on-street parking is available, providing convenience for you and your visitors.

This apartment is not just a home; it is a lifestyle choice, offering a tranquil setting while being close to local amenities and transport links. If you are looking for a property that combines spacious living with beautiful views, this two-bedroom apartment on Strathtay Road is certainly worth considering.

Lounge

16'0" x 13'4" (4.89 x 4.07)

Kitchen

8'6" x 12'7" (2.61 x 3.84)

Bedroom One

14'5" x 8'7" (4.41 x 2.63)

Bedroom Two

11'11" x 9'4" (3.65 x 2.87)

Bedroom Three

6'3" x 11'2" (1.92 x 3.41)

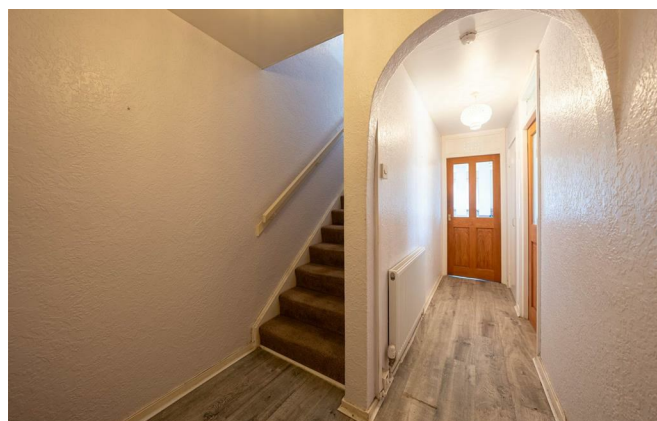
Bathroom

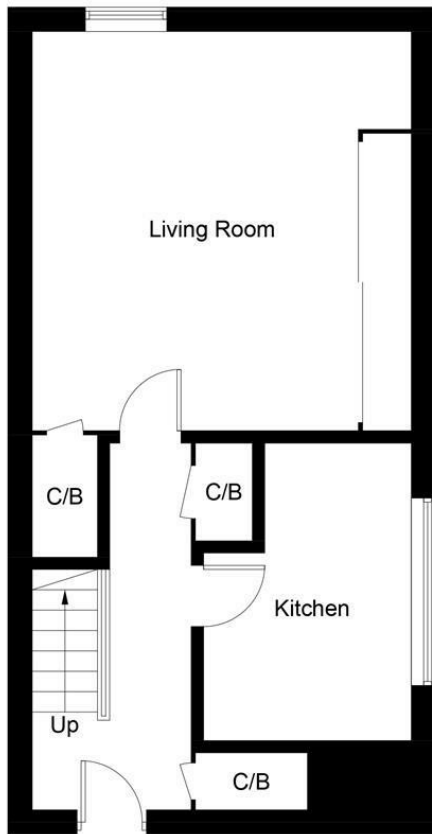
4'10" x 8'7" (1.48 x 2.64)



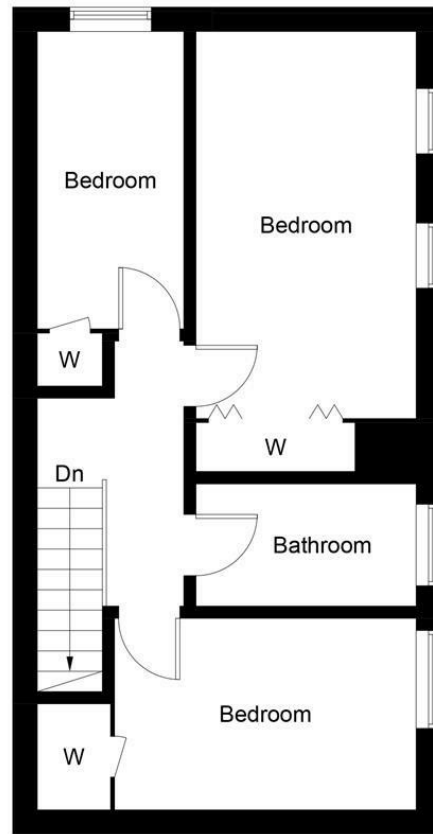


- Three Bedroom Maisonette Apartment
- Spacious Accommodation Throughout
- Gas Central Heating & Double Glazing
- In Need Of A Little Modernisation
- Balcony With Great Views



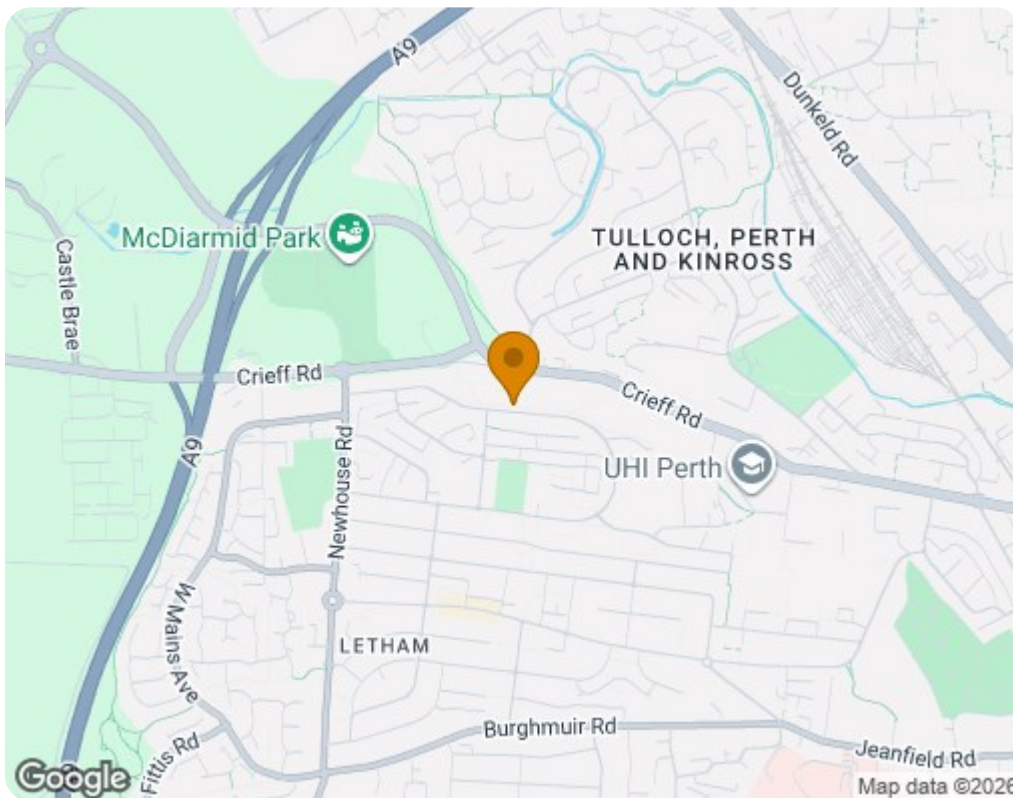


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1297705)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
Scotland		
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	70	79
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
Scotland		