Simple Approach

Estate Agents







2A Queen Street, Perth
PH2 0EQ

Offers over £208,000

13-15 St Leonards Bridge, Perth, PH2 0DR
Tel: 01738 827864 Email: info@simpleapproachea.co.uk www.simpleapproachea.co.uk

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Simple Approach are delighted to welcome this well presented ground floor flat on Queen Street, Perth to the residential sales market. Situated within the ever-popular and highly sought-after area of Craigie, this spacious home offers generous accommodation throughout, making it an ideal purchase for first-time buyers, couples and growing families.
Internally, the property comprises a bright and spacious lounge, providing the perfect space to relax or entertain, a modern kitchen with ample storage and workspace, three well-proportioned bedrooms and a contemporary bathroom complete with a shower over the bath facility. Warmth is provided through gas central heating and the property further benefits from double glazing throughout.
Set within a desirable residential location, the property enjoys easy access to a range of local amenities including reputable schooling, shops, supermarkets and excellent transport links to Perth City Centre and beyond. Offering spacious accommodation in a fantastic location, this lovely home is sure to appeal to a wide range of purchasers, and early viewing is highly recommended.

Lounge
14'6" x 15'1" (4.42 x 4.60)

Kitchen
15'3" x 9'11" (4.65 x 3.04)

Bedroom One
11'10" x 9'2" (3.63 x 2.80)

Bedroom Two
15'2" x 6'2" (4.64 x 1.89)

Bedroom Three
10'4" x 9'11" (3.17 x 3.03)

Bathroom
6'5" x 6'3" (1.98 x 1.91)



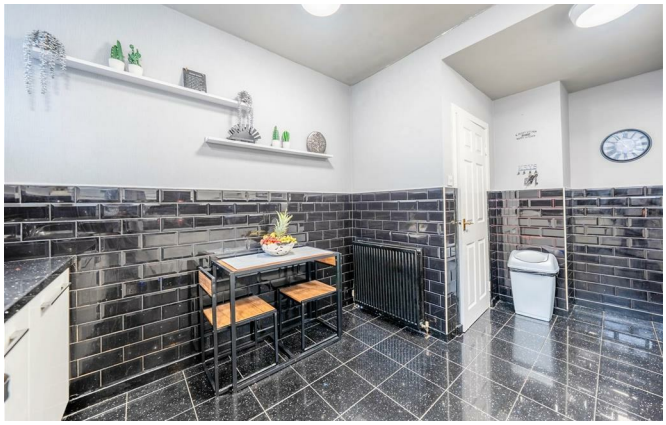








- Desirable Craigie Location
- Modern & Well Equipped Kitchen
- Excellent Access To Local Amenities & Transport Links
- Convenient On-Street Parking
- Bright & Well Presented Ground Floor Flat
- Gas Central Heating & Double Glazing
- Ideal Opportunity For First-Time Buyers, Couples & Families
- Three Generously Sized Bedrooms
- Contemporary Bathroom With Shower Over Bath Facility
- Excellent Storage Throughout

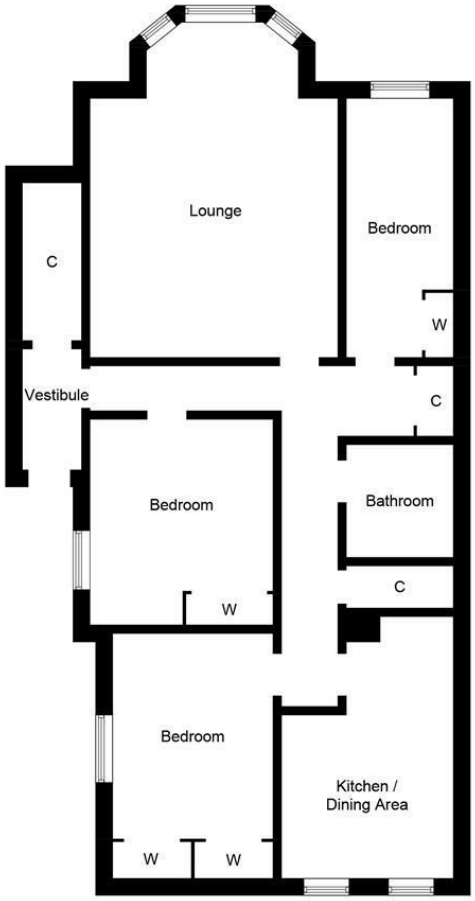


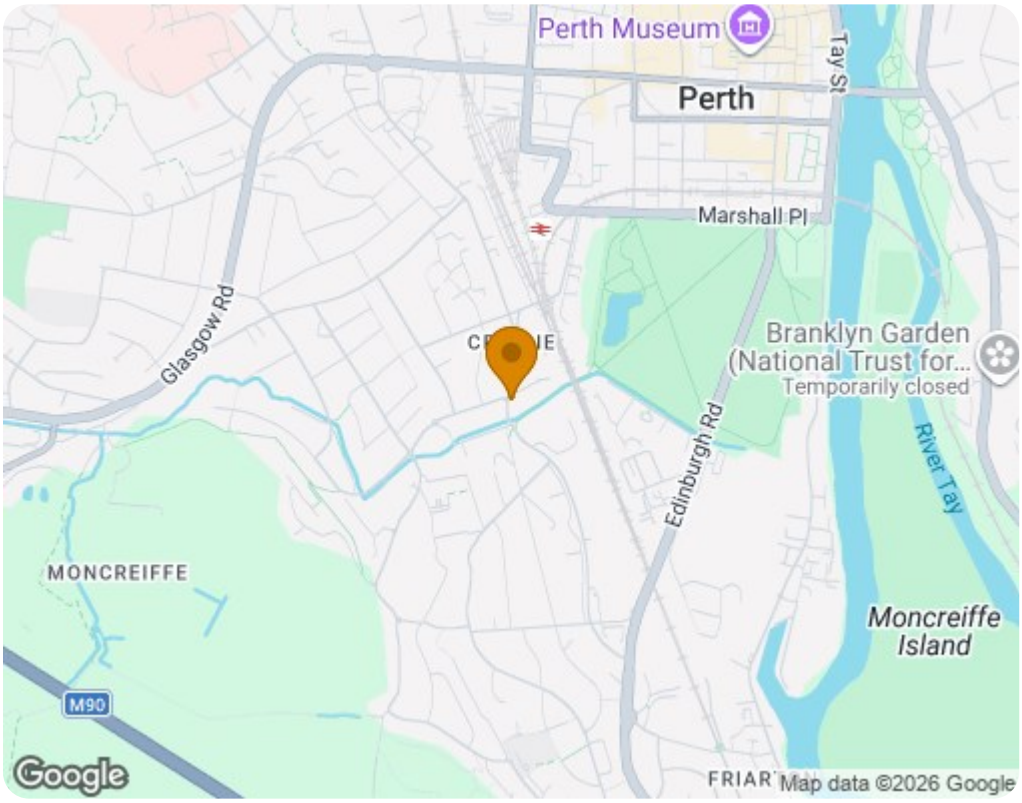


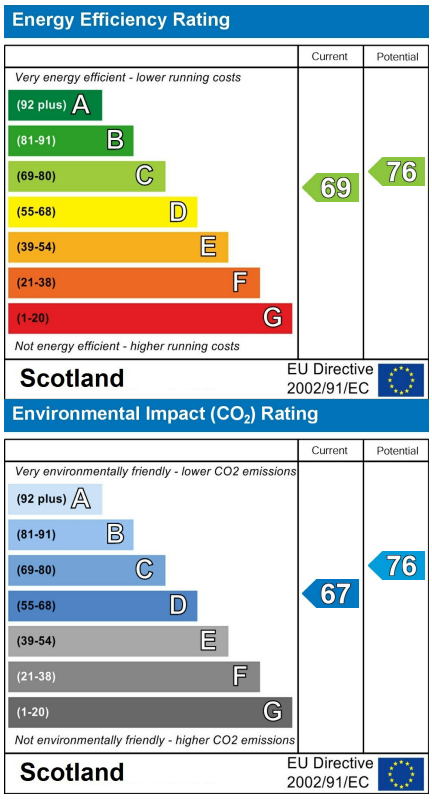




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