

Simple Approach



2A Queen Street, Perth
PH2 0EQ

Offers over £213,950

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)

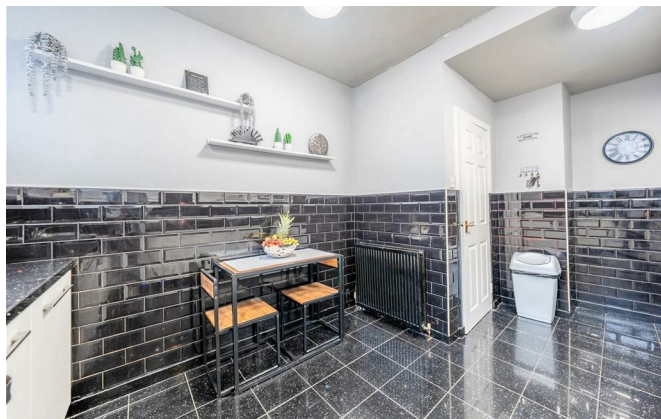
Bathroom

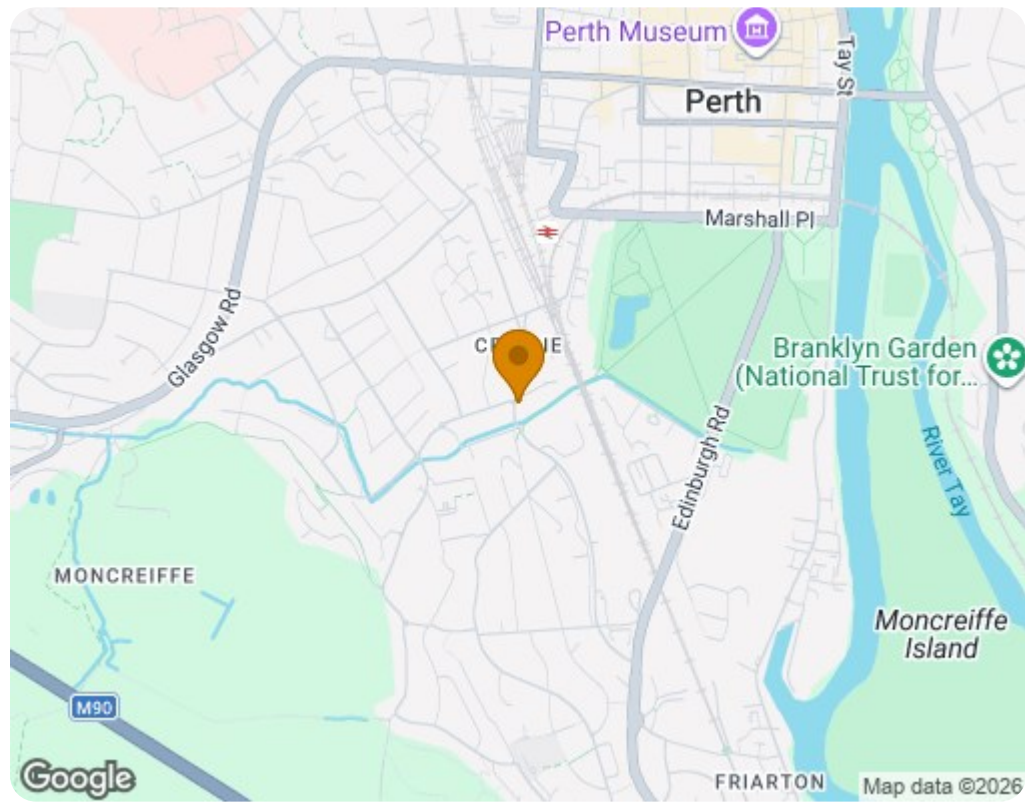
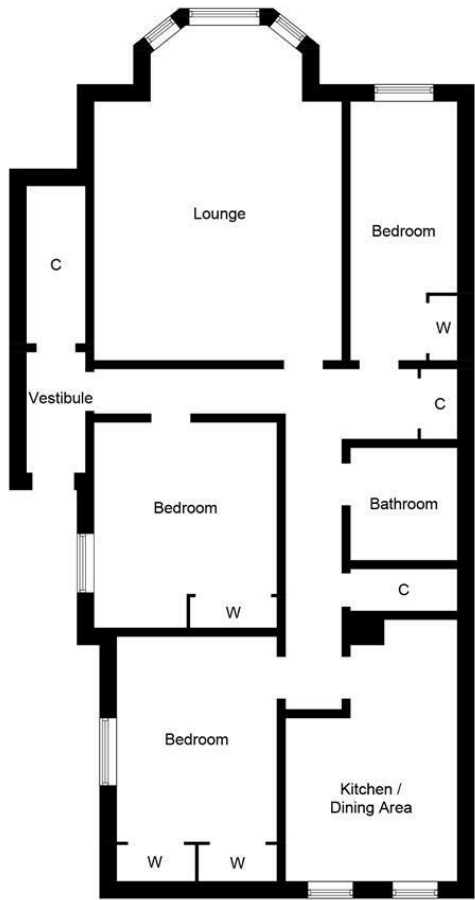
6'5" x 6'3" (1.98 x 1.91)





- Sought-After Craigie Location
- Modern Kitchen
- Excellent Access To Local Amenities & Transport Links
- Well Presented Ground Floor Flat
- Gas Central Heating & Double Glazing
- Ideal For First-Time Buyers, Couples & Families
- Three Generous Bedrooms
- Bathroom With Shower Over Bath Facility
- Parking For One Car





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	76
(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	67	76
(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		