

Simple Approach



Estate Agents



**40 Balvaird Place, Perth
Perthshire PH1 5DZ**

Offers over £128,000

Simple Approach are delighted to welcome this spacious and very well presented ground floor flat on Balvaird Place to the residential market. Set in the heart of an ever popular area this ideal first time purchase comes to the market in excellent condition throughout, comprising; a welcoming entrance hallway leading to a bright and spacious lounge, a modern fitted kitchen with lovely sliding patio doors allowing for plentiful natural light, two generous bedrooms and a fresh white bathroom with shower over bath facility. This property is ideally situated to take advantage of nearby amenities such as shops, post office and reputable schooling all within walking distance, as well as further amenities found at Inveralmond Industrial Estate and Perth City Centre found just minutes away in either direction. This property has been well-maintained by the present owner with fresh, tasteful decoration and many sought after features such as gas central heating, double glazing, ample parking and a well manicured private rear garden. Balvaird Place lends itself to a wide range of buyers including first time buyers, investors or small families looking for a well located home in great move in condition.

Lounge

12'4" x 13'3" (3.78 x 4.05)

Kitchen

8'10" x 9'5" (2.71 x 2.89)

Entrance Hallway

16'8" x 3'0" (5.10 x 0.93)

Bedroom

9'10" x 10'4" (3.01 x 3.16)

Bedroom

10'6" x 8'10" (3.21 x 2.71)

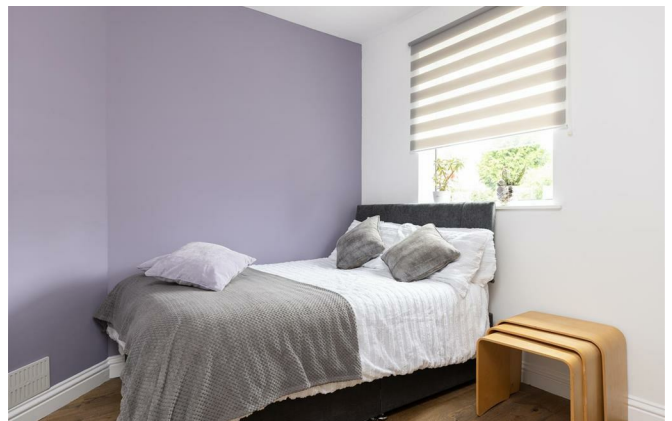
Bathroom

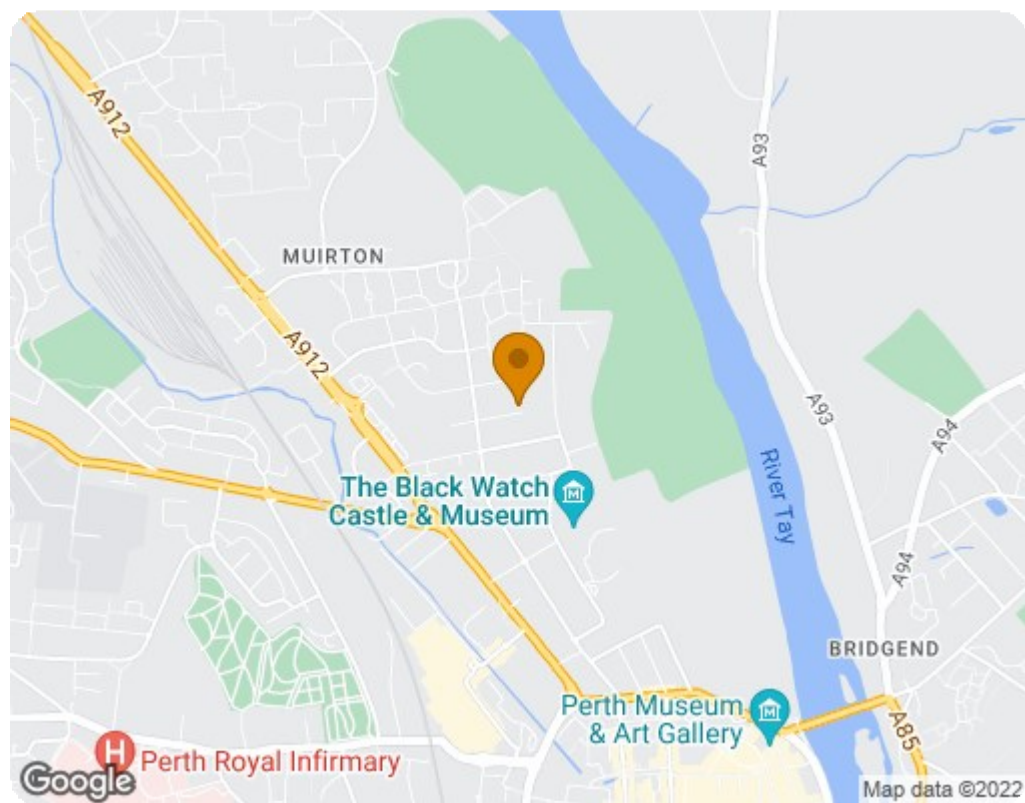
6'4" x 5'3" (1.95 x 1.61)





- Well Presented Ground Floor Flat
- Modern Fitted Kitchen
- Desirable Location
- Two Generous Bedrooms
- Private Rear Garden
- Fresh White Bathroom
- Stylish Interior Throughout
- Gas Central Heating & Double Glazing





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	68	78
(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