

Simple Approach



**37A St. Catherines Road, Perth
PH1 5SJ**

Offers over £43,000

Simple Approach are pleased to bring this spacious, quarter share ground floor flat on St. Catherine's Road to the residential market. The property lies close to the St. Catherine's Retail Park, Morrisons supermarket and all local amenities. This well presented home comprises a bright and spacious lounge, a good sized kitchen, two sizeable bedrooms with built in storage and a fresh white bathroom with shower over bath facility. This property boasts sought-after features such as gas central heating, double glazing and shared residents parking. This well presented flat is ideal for the commuter looking for quick links into Dundee, Edinburgh & Glasgow due to its proximity to the bus and train station. This flat is the perfect purchase for any first time buyer and absolutely must be viewed to appreciate the full package on offer.

Lounge

12'1" x 18'2" (3.70 x 5.56)

Kitchen

8'3" x 13'6" (2.52 x 4.14)

Bedroom

11'10" x 10'1" (3.63 x 3.08)

Bedroom

10'4" x 12'7" (3.15 x 3.85)

Entrance Hallway

18'0" x 7'4" (5.51 x 2.24)

Bathroom

6'11" x 7'4" (2.12 x 2.24)

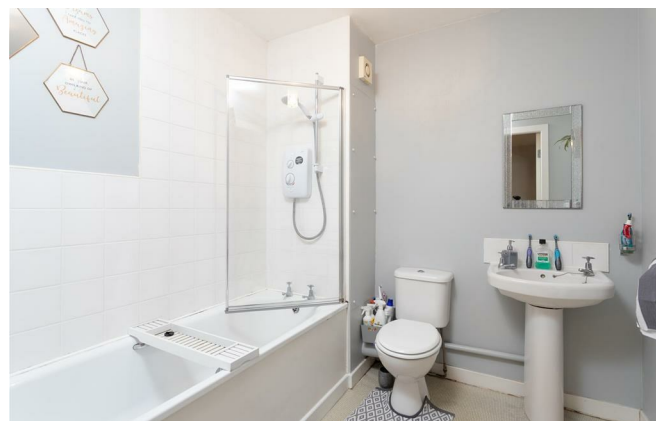
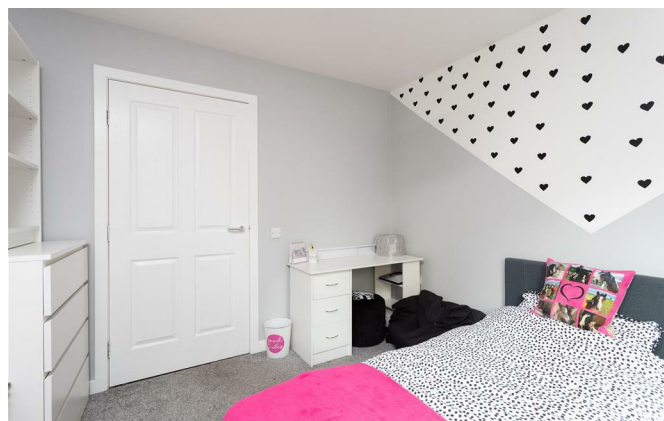
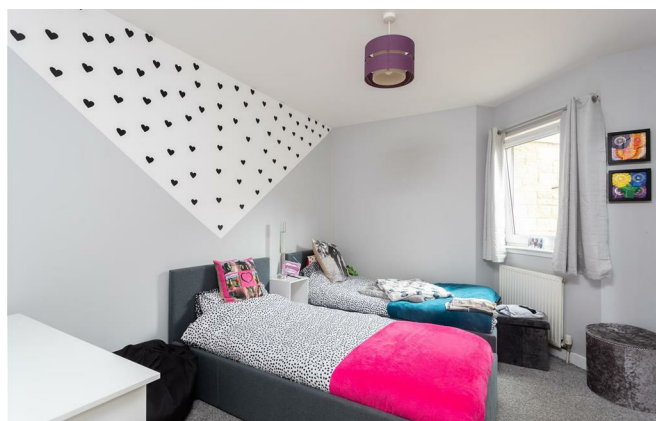
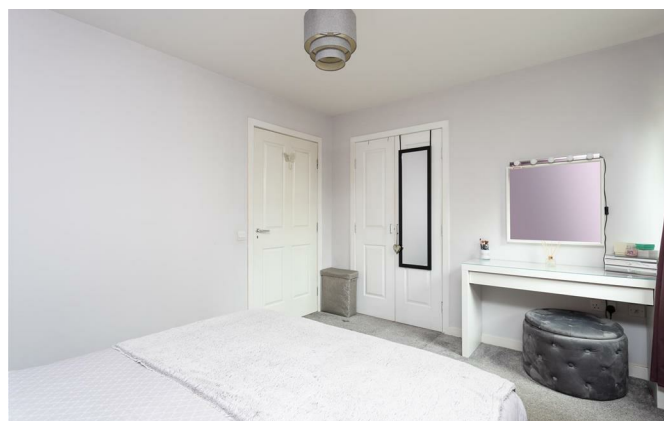
Location

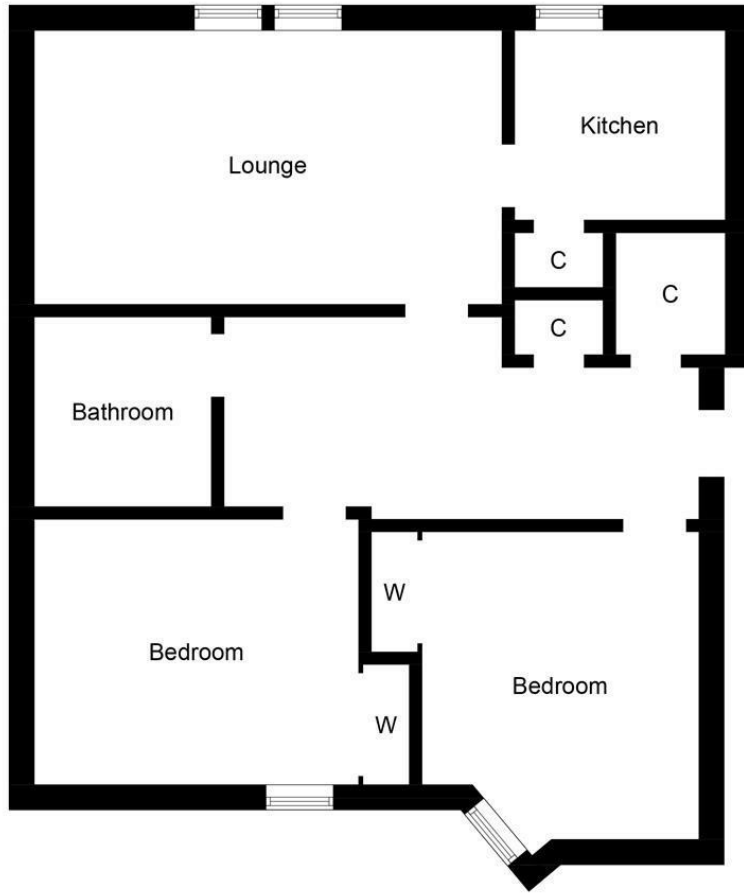
The property is set in the heart of the city centre with all of Perth's amenities and leisure facilities just a short walk away. The City Centre offers a variety of High Street shopping and plenty of amenities such as restaurants, pubs and cafes, as well leisure facilities such as Perth Leisure Pool, Bells Sports Centre and Dewars Ice Rink all just minutes away. For the commuter, Perth Train and Bus Stations are also close to hand with easy access to the major road networks to the larger cities of Dundee, Edinburgh, Stirling and Glasgow.





- QUARTER SHARE- Ground Floor, Two Bedroom Flat
- Close To All Local Amenities
- Shared Parking available
- Double Glazed Windows And Gas Central Heating
- Move In Condition
- Shower Over Bath Facility
- Rent Per Month £172.49





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	79
(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		81	81
(69-80) C			
(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	