

Simple Approach



Estate Agents



Simple Approach  
Estate & Letting Agents



32 Muirton Place, Perth

PH1 5DL

Offers over £121,500

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Simple Approach are pleased to welcome this spacious top flat on Muirton Place to the Perthshire residential sales market. Set within a highly sought after location, this property is ideally placed to take advantage of all the local amenities found close by along with further conveniences within Perth City Centre. Muirton Place offers spacious accommodation throughout, comprising; a bright and spacious lounge with sliding patio doors out to a balcony, good sized kitchen, two bedrooms, and a modern shower room. Practical attributes include full double glazing, electric heating, parking and a private garage. This property lends itself to a wide range of buyers including first time buyers, investors or couples seeking a well located property in good move in condition throughout. Viewing is essential to appreciate all that is on offer here at Muirton Place, Perth.

## Lounge

11'10" x 17'9" (3.63 x 5.43)

## Kitchen

10'9" x 6'3" (3.30 x 1.91)

## Bedroom One

11'11" x 13'8" (3.65 x 4.17)

## Bedroom Two

9'11" x 9'8" (3.04 x 2.97)

## Garage

7'8" x 15'3" (2.34 x 4.66)



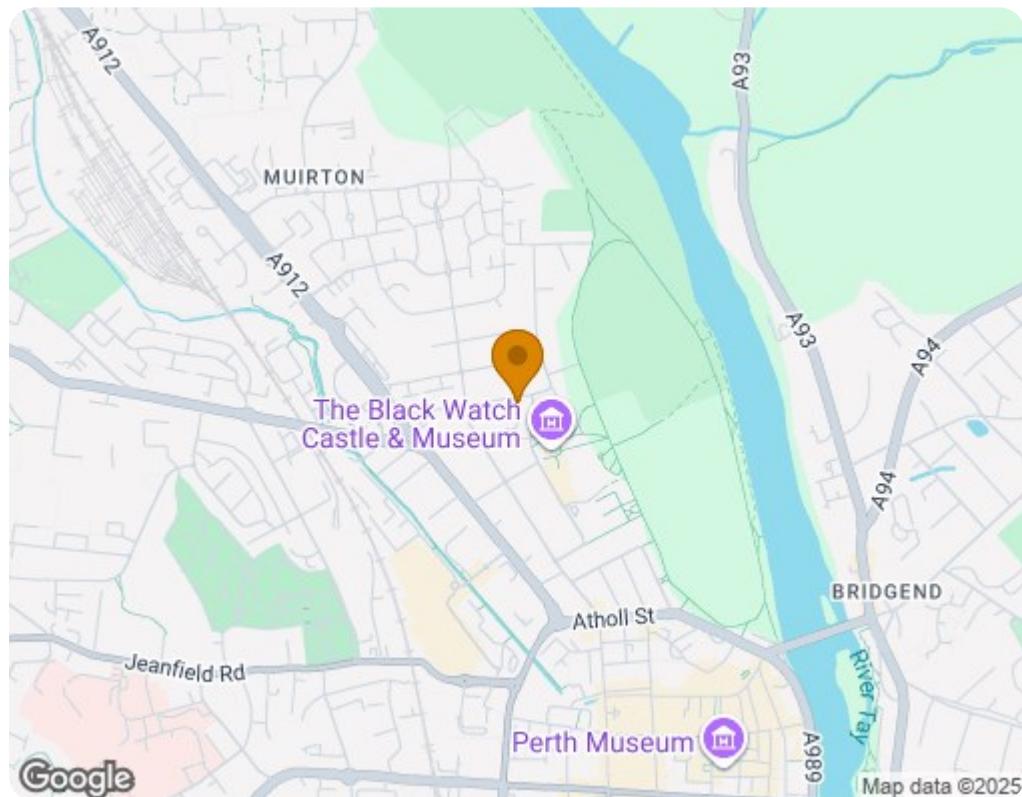


- Two Spacious Bedrooms
- Parking and Private Garage
- Secure Utility Room/Storage Space
- Secure Entry Door
- Modern Shower Room
- Feature Balcony off Lounge
- Highly Sought after Location
- Full Double Glazing
- Electric Heating
- Well Presented Flat





Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1182093)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			74
(69-80) C			
(55-68) D			
(39-54) E		51	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			63
(69-80) C			
(55-68) D			
(39-54) E		35	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
Scotland		EU Directive 2002/91/EC	