

Simple Approach



Estate Agents



**35 Friar Street, Perth  
Perthshire PH2 0EG**

**Offers over £94,950**



Simple Approach are delighted to welcome this great two bed period property on Friar Street to the market. Set in the heart of the ever-desirable area of Craigie in Perth this property is perfectly situated for those looking to be within easy reach of City Centre amenities without compromising the benefits of a quiet residential area. This ground floor property comprises a bright and spacious lounge with an additional dining area, a large kitchen with ample space for free standing appliances with access out to the rear garden, two good sized rooms with ample storage and a family bathroom. This property boast many sought after features such as gas central heating, double glazing, ample on street parking available and a private/communal outdoor space.

**Lounge**

11'1" x 18'5" (3.39 x 5.62)

**Kitchen**

10'6" x 10'2" (3.21 x 3.12)

**Bedroom 1**

10'10" x 10'5" (3.31 x 3.18)

**Bathroom**

6'8" x 5'5" (2.04 x 1.67)

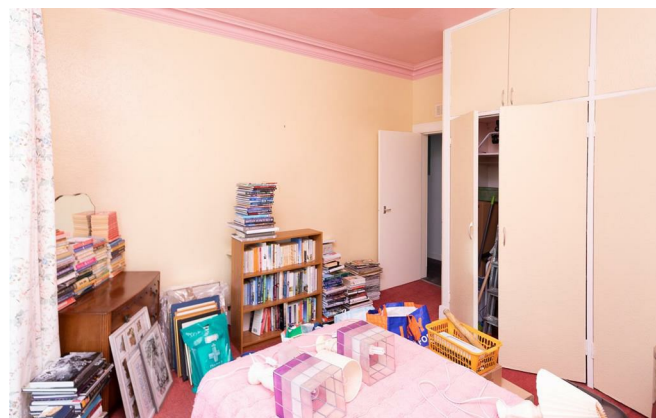
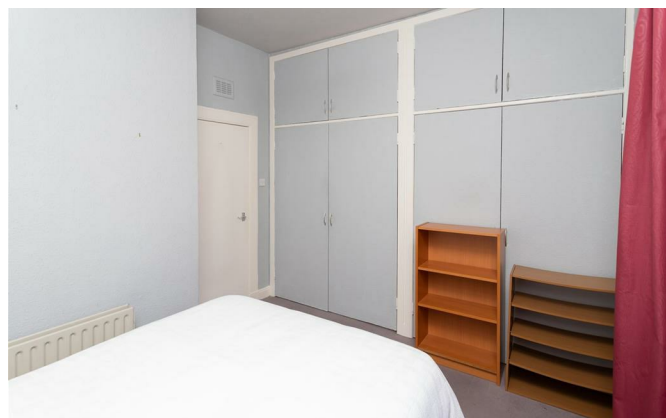
**Bedroom 2**

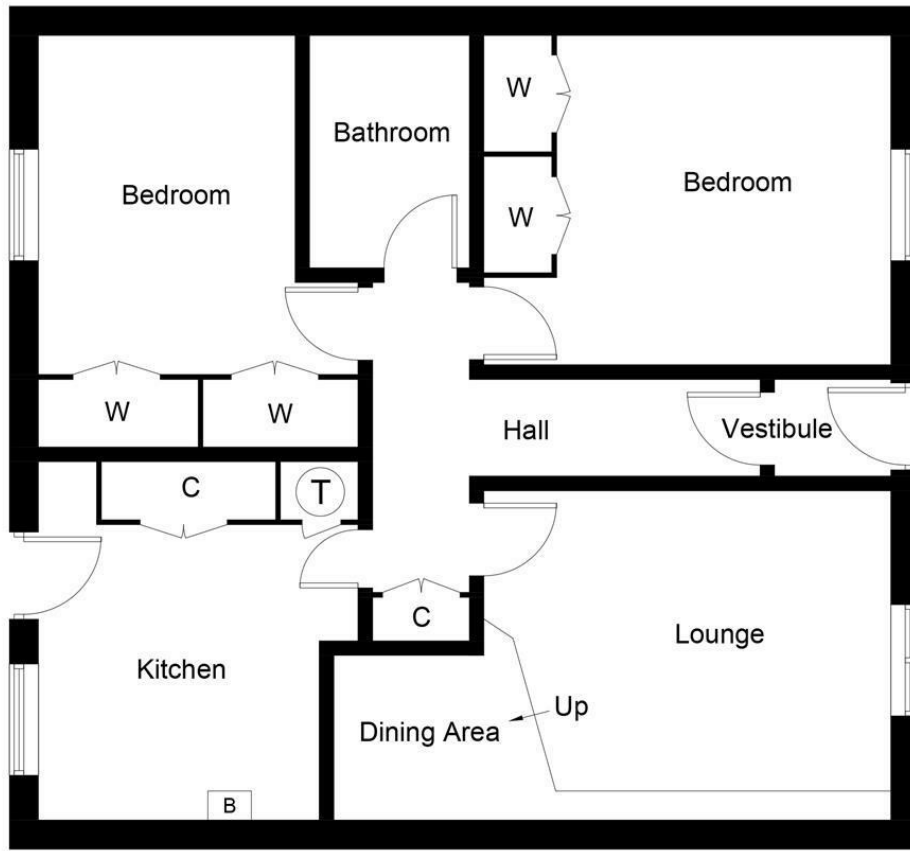
13'0" x 11'1" (3.98 x 3.38)



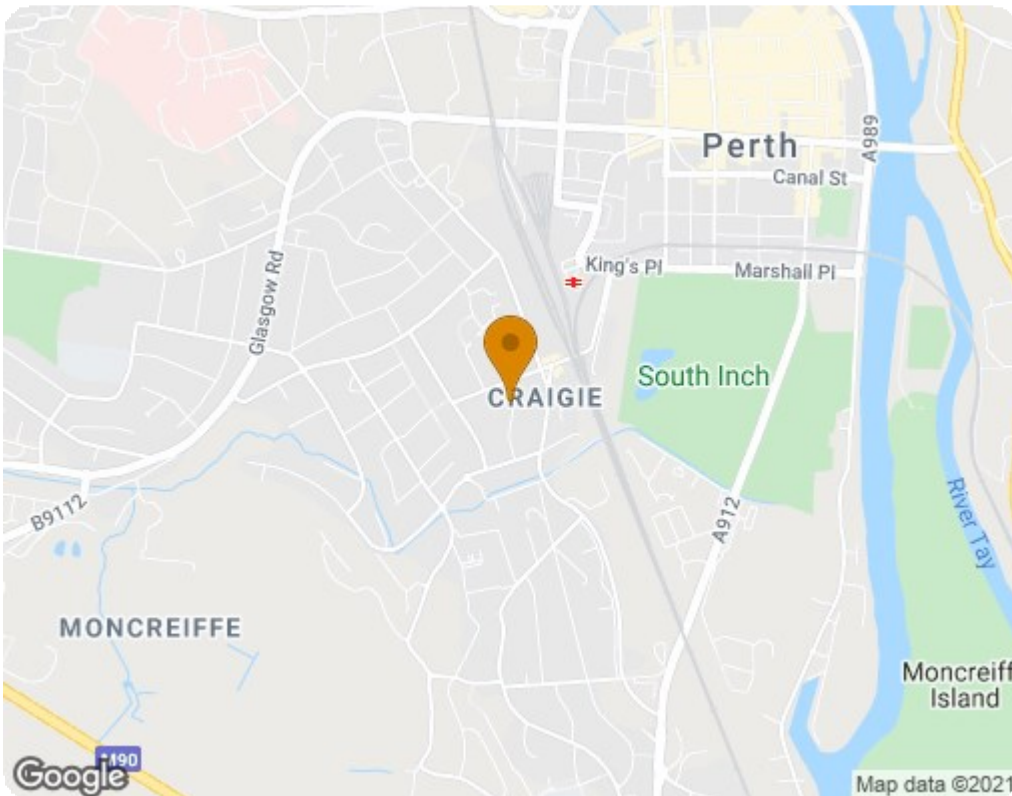


- Two Good Sized Bedrooms
- Gas Central Heating and Double Glazing
- Communal Garden Area
- Ample Storage
- Sought-After Location
- Own Back And Front Door





Ground Floor



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