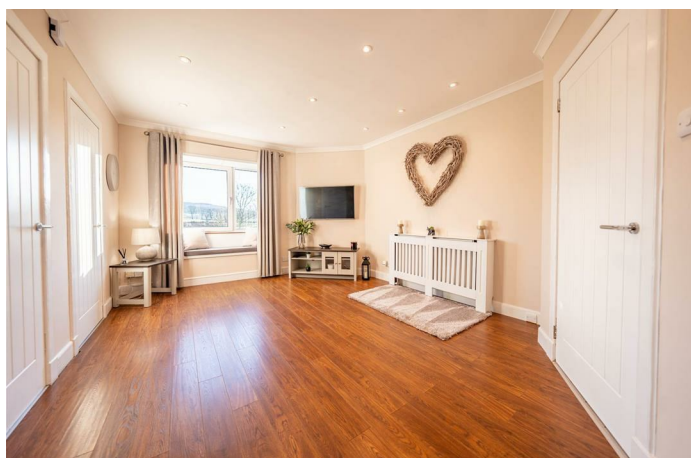


Simple Approach



**Flat 2 Burnside, Perth  
PH2 6LP**

**Offers over £117,950**

This very well-presented first floor flat is located on the popular Burnside, Scone, Perth, and offers spacious, comfortable accommodation throughout, ideal for first-time buyers, professionals, or investors.

The property is entered via a communal stairwell, leading to a welcoming entrance hallway, the bright and generously proportioned lounge enjoys excellent natural light, creating a warm and inviting living space ideal for both relaxing and entertaining.

The stylish kitchen is well laid out, offering ample storage and worktop space, making it both practical and attractive for everyday use. There are two generous bedrooms, both of which are well presented and provide comfortable accommodation with flexibility for a guest room or a home office.

The bathroom is finished to a good standard and features a suite with a shower over the bath facility. Further benefits include gas central heating and double glazing throughout, ensuring year-round comfort and energy efficiency.

Externally, the property benefits from on-street parking to the front and access to a communal rear garden, providing a pleasant outdoor space for residents.

Situated within a well-regarded residential area, the flat is conveniently located for local amenities, transport links, and access to Perth city centre, making this an attractive and well-balanced home in a sought-after location.

### Lounge

11'9" x 16'7" (3.60 x 5.06)

### Kitchen

10'1" x 6'9" (3.08 x 2.07)

### Bedroom One

8'6" x 16'8" (2.61 x 5.09)

### Bedroom Two

11'1" x 8'10" (3.39 x 2.70)

### Bathroom

10'0" x 6'0" (3.05 x 1.83)





- First Floor Flat
- Bright Lounge
- Communal Rear Garden
- Very Well Presented
- Stylish Kitchen
- On Street Parking
- Two Generous Bedrooms
- Gas Central Heating & Double Glazing



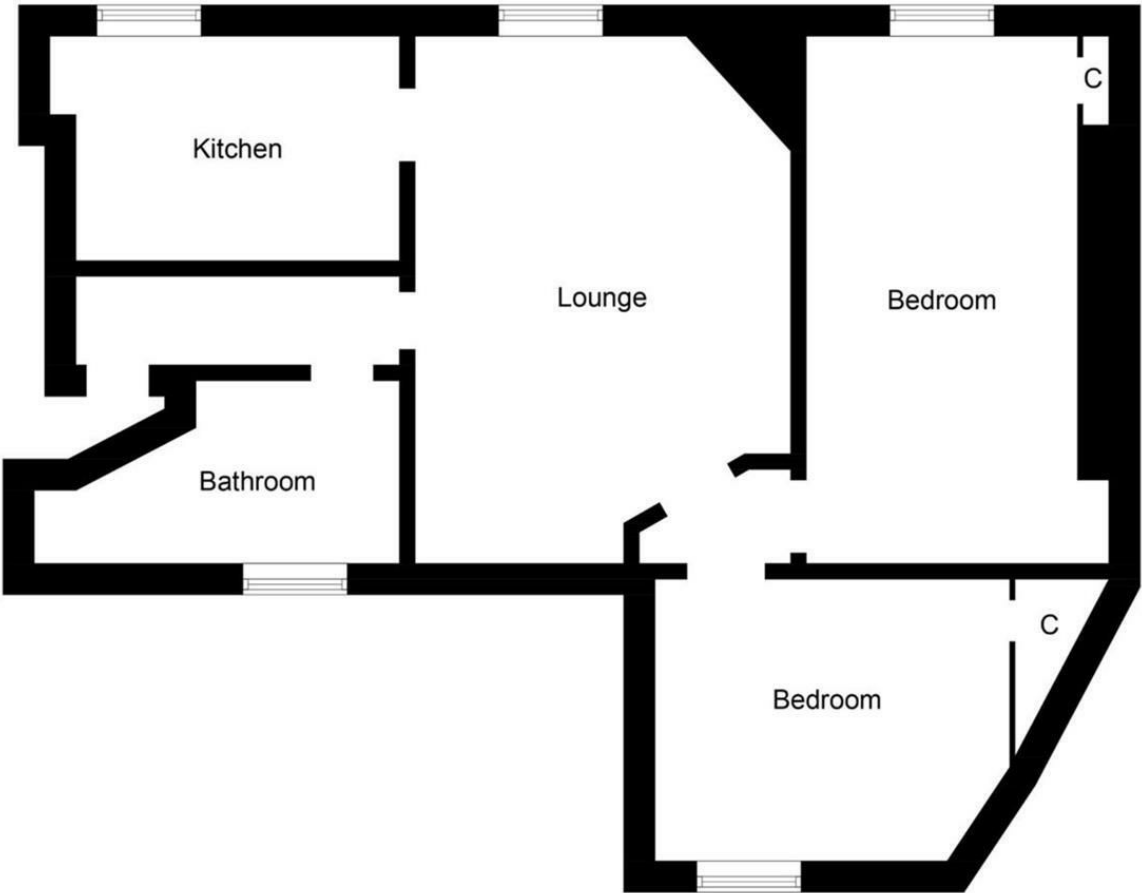
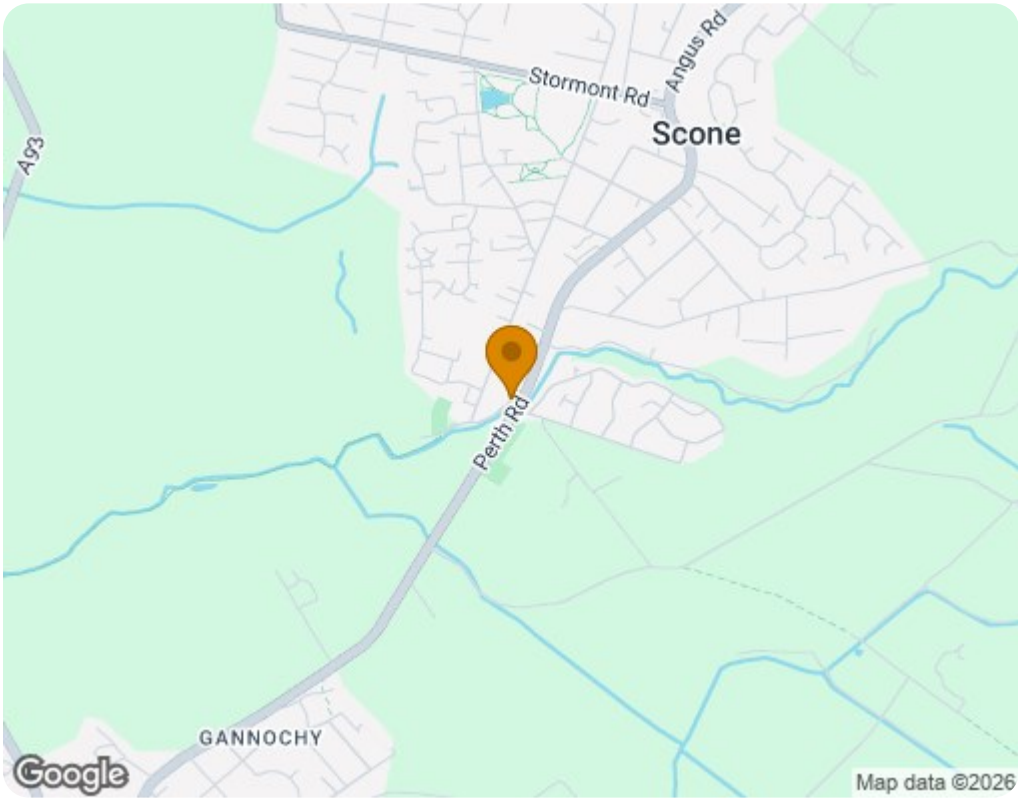


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID?1162437)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	65	
(39-54) E		
(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		
(69-80) C		77
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Scotland EU Directive 2002/91/EC		