

Simple Approach



Estate Agents



**19B Gowans Terrace, Perth  
PH1 5AX**

**Offers over £117,950**

Simple Approach are please to welcome this very well presented flat on Gowans Place to the Perthshire residential sales market. Set within a highly sought after location, this great property is ideally placed to take advantage of all local amenities along with being just a short distance away from Perth City Centre. The accommodation is generous and set across one floor, comprising of; a bright and spacious lounge, large fitted kitchen, three generous bedrooms and a family bathroom. This lovely property would be the ideal purchase for any growing family or first time buyer seeking a well located home in good condition throughout. Practical attributes include gas central heating, double glazing and ample on street parking. Viewing is essential to appreciate the overall fantastic property on offer here at Gowans Place, Perth.

**Lounge**

15'5" x 11'8" (4.71 x 3.58)

**Kitchen**

11'9" x 9'1" (3.60 x 2.77)

**Master Bedroom**

13'7" x 10'5" (4.15 x 3.18)

**Bedroom Two**

11'11" x 10'2" (3.65 x 3.11)

**Bedroom Three**

10'11" x 10'2" (3.35 x 3.11)

**Bathroom**

7'3" x 5'11" (2.23 x 1.82)





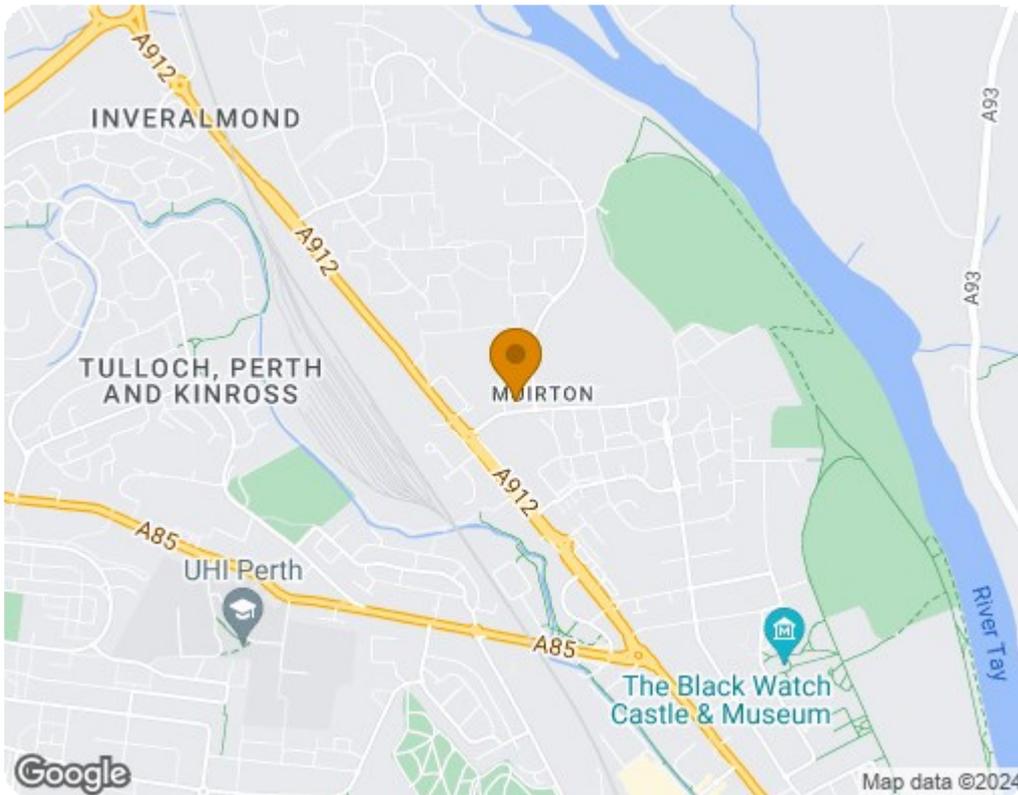
- Very Well Presented Flat
- Large Fitted Kitchen
- Three Generous Bedrooms
- Excellent Location
- Bright & Spacious Lounge
- Gas Central Heating & Double Glazing



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Scotland</b>		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		69	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>Scotland</b>		EU Directive 2002/91/EC	