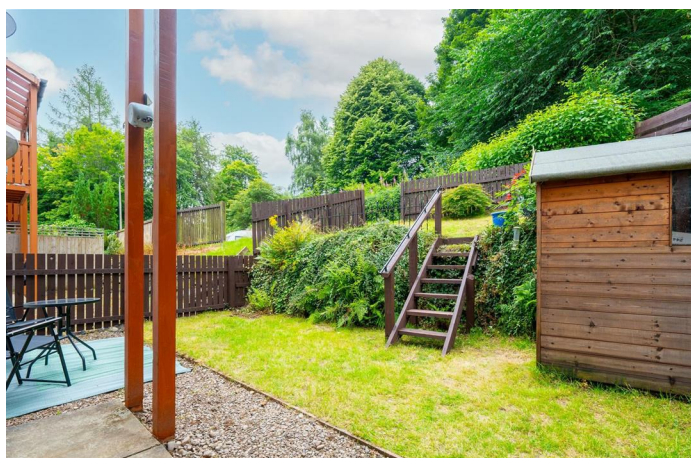


Simple Approach



Estate Agents



**1 Stell Park Road, Dunkeld  
PH8 0QA**

**Offers over £122,950**



Simple Approach are delighted to welcome this very well presented, ground floor flat to the residential sales market. Situated within a highly sought after village location, this lovely property comes to the market in excellent move in condition throughout. Set within easy reach of Perth and Pitlochry this property is ideally placed for those seeking the benefits of peaceful living without compromising locality to amenities found just a short distance away. Comprising; a bright and spacious, open plan lounge / kitchen, one generous bedrooms and a stylish shower room. Boasting sought-after features such as double glazing, electric heating, a private rear garden and private parking. A viewing appointment is essential to appreciate the stunning location on offer, as well as the outstanding open views and overall living space.

**Lounge + Kitchen + Dinning Room**

21'1" x 13'2" (6.43 x 4.02)

**Bedroom**

11'5" x 14'2" (3.48 x 4.32)

**Shower Room**

6'8" x 6'7" (2.05 x 2.01)

**Entrance Hallway**

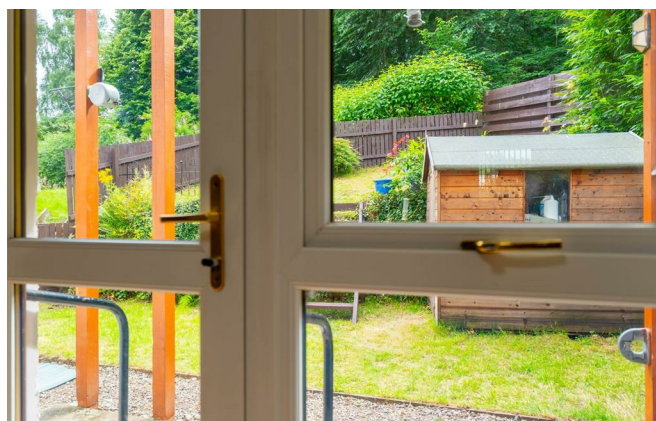
10'7" x 3'8" (3.23 x 1.14)







- Ground Floor Flat
- Stylish Shower Room
- Sought After Village Location
- One Generous Bedroom
- Electric Heating & Double Glazing
- Open Plan Kitchen / Lounge
- Private Rear Garden



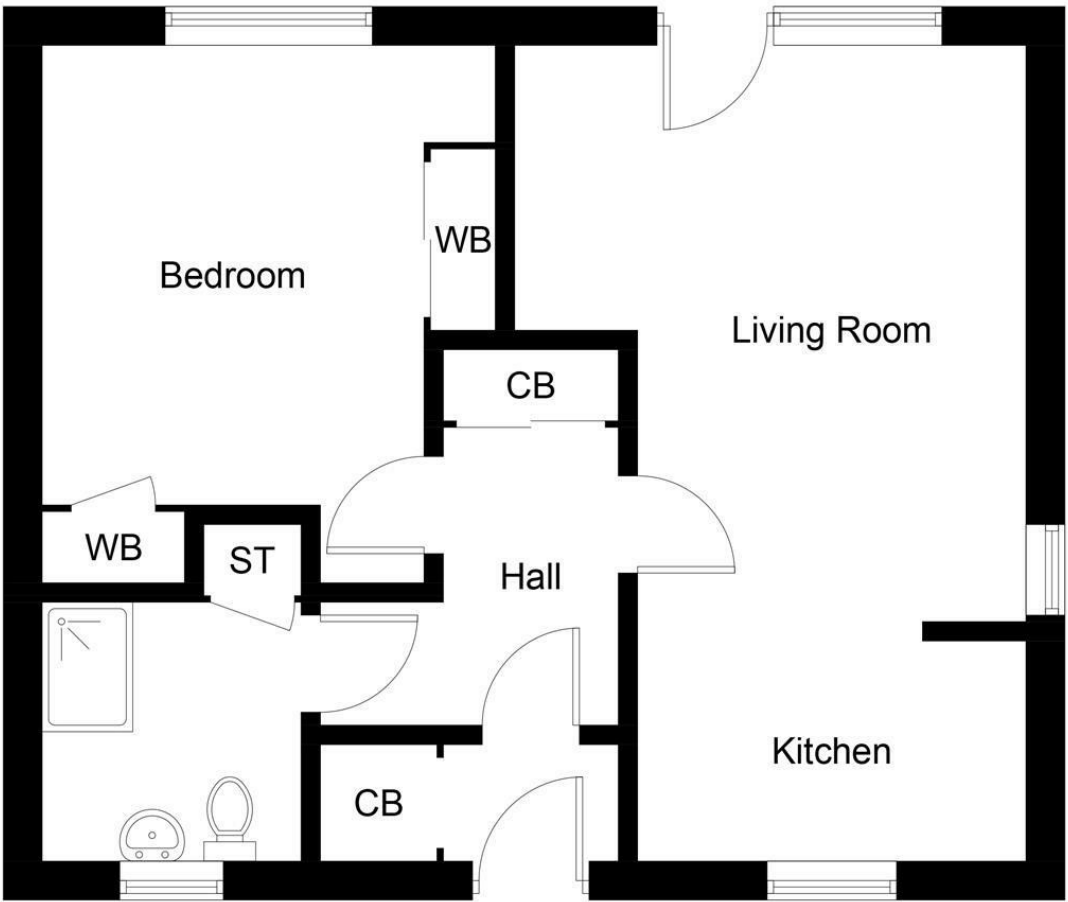


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1110194)



| Energy Efficiency Rating  |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A   |         |           |
| (81-91) B   |         |           |
| (69-80) C   |         | 72        |
| (55-68) D   | 52      |           |
| (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   |         |           |
| (55-68) D   | 56      | 64        |
| (39-54) E   |         |           |
| (21-38) F   |         |           |
| (1-20) G  |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| Scotland EU Directive 2002/91/EC                                |         |           |