

Simple Approach



Estate Agents



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Estate & Letting Agents



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56 Balvaird Place, Perth  
PH1 5DZ  
Offers over £124,950

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Simple Approach are delighted to welcome this spacious and well presented Ground Floor Flat on Balvaird Place to the residential market. Set in the heart of the ever popular area of Muirton this ideal first time purchase comes to the market in great condition throughout, comprising; a warm and welcoming hallway through to a bright, spacious lounge, a fitted kitchen, two good sized bedrooms and a fully fitted bathroom with a shower over bath facility. This property is ideally situated to take advantage of nearby amenities such as shops, post office and reputable schooling all within walking distance, as well as further amenities found at Inveralmond Industrial Estate and Perth City Centre found just minutes away in either direction. This property has been well-maintained by the present owner with tasteful decoration, bathroom and fully fitted kitchen all on offer to the purchaser. Boasting sought-after features such as gas central heating double glazing, a well-maintained garden to the rear which lends itself to a wide range of buyers and is the perfect purchase for any first time buyer, growing family or investor looking for a well-placed home in great condition throughout.

**Lounge**

14'3" x 11'5" (4.35 x 3.49)

**Kitchen**

9'4" x 12'7" (2.85 x 3.84)

**Bedroom One**

10'5" x 10'11" (3.18 x 3.33)

**Bedroom Two**

9'6" x 9'0" (2.90 x 2.76)

**Bathroom**

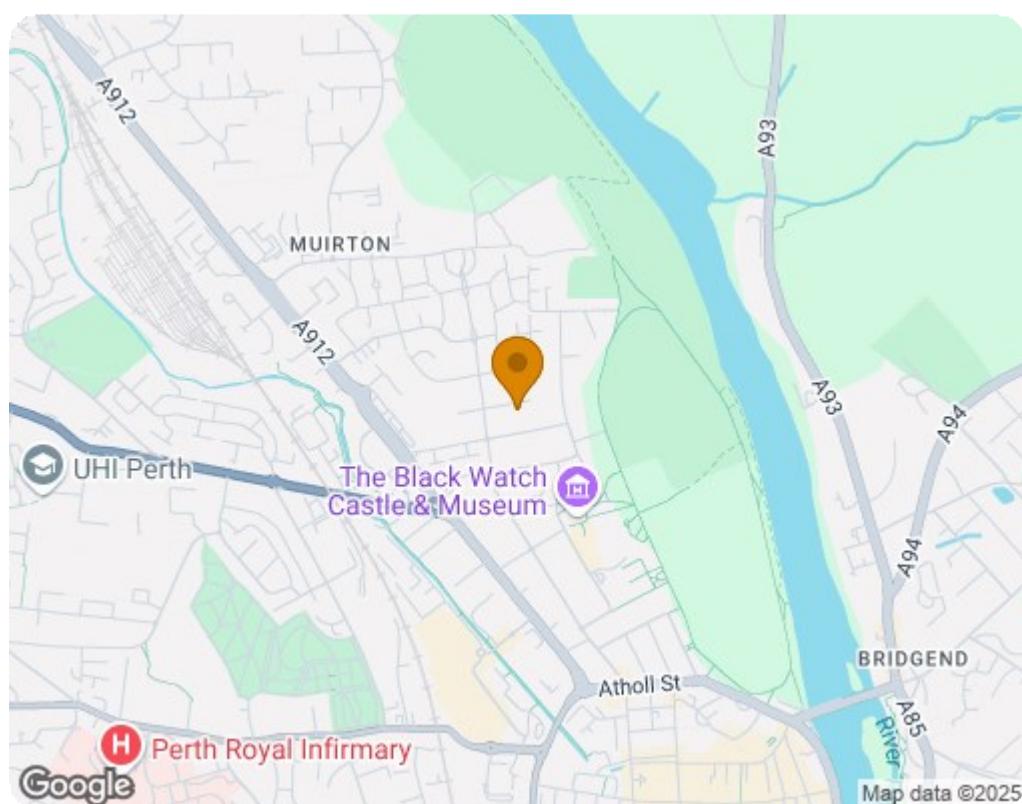
6'10" x 5'10" (2.09 x 1.80)





- Ground Floor Flat
- Close To All Local Amenities
- On Street Parking
- 2 Spacious Bedroom
- Gas Central Heating
- Spacious Front & Rear Garden
- Double Glazing





#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		75
(69-80) C	68	
(55-68) D		
(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		75
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Scotland	EU Directive 2002/91/EC	