



**138 Potterhill Gardens, Perth**  
**PH2 7EE**

**Offers over £87,950**



Simple Approach are pleased to welcome this first floor flat that offers an excellent opportunity for first-time buyers or investors seeking a low-maintenance property in a popular residential area of Perth. The accommodation comprises a bright lounge, a good sized kitchen with ample storage, two generously sized bedrooms, and a bathroom with shower over bath facility. The property further benefits from electric heating and double glazing throughout. Externally, residents enjoy the convenience of shared parking to the front, with well-kept communal grounds adding to the appeal. Situated in a desirable location close to local amenities, schools, and transport links, this property combines practicality with affordability, making it an ideal choice for a range of buyers. Viewing is essential to appreciate all that is on offer here at Potterhill Gardens, Perth.

### Lounge

11'11" x 18'10" (3.64 x 5.75)

### Kitchen

9'8" x 10'0" (2.96 x 3.05)

### Bedroom One

10'0" x 11'8" (3.05 x 3.57)

### Bedroom Two

10'1" x 11'8" (3.08 x 3.58)

### Family Bathroom

7'3" x 8'5" (2.21 x 2.58)

### Coat Room

2'8" x 5'3" (0.83 x 1.61)



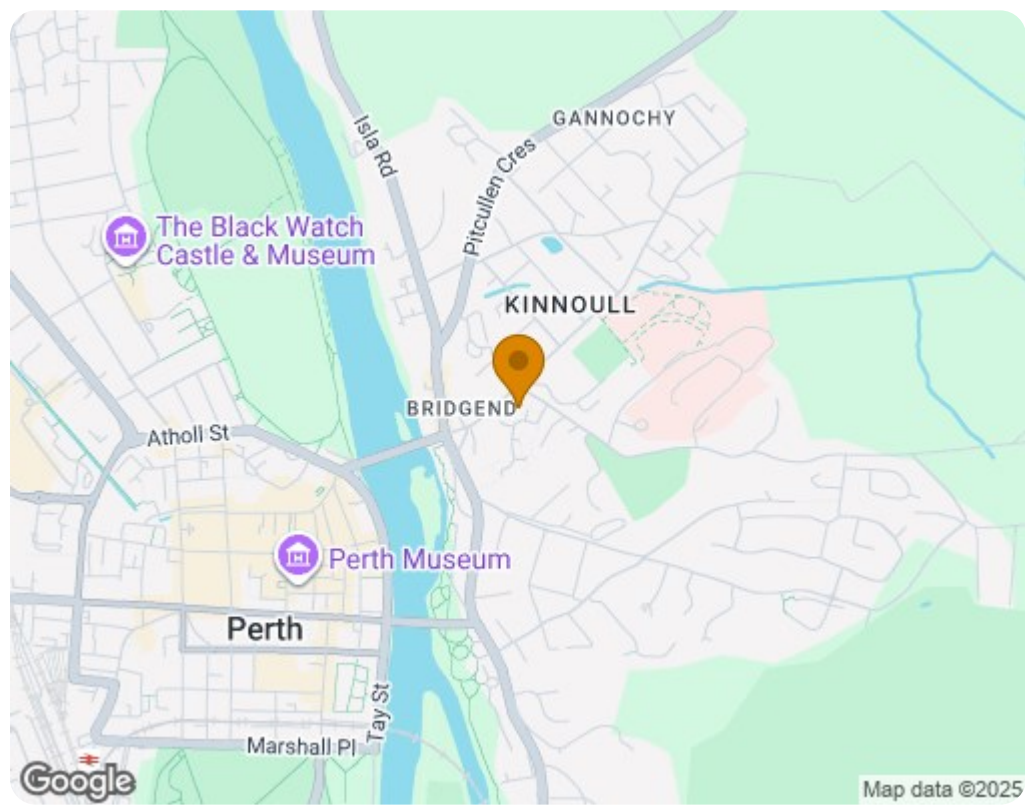


- First Floor Flat
- Bright Lounge
- Double Glazing

- Two Generous Bedrooms
- Shared Parking
- Think this might be the property for you? Contact our mortgage team to discuss your options — we have appointments available today!

- Sought After Location
- Electric Heating





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	59	
(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		92
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	85	
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Scotland EU Directive 2002/91/EC		