

Simple Approach



Estate Agents



**269 Bute Drive, Perth
PH1 3DJ**

Offers over £84,950

Simple Approach are delighted to welcome this spacious flat on Bute Drive to the Perthshire residential sales market. Set in the heart of the ever popular area of North Muirton, this property lends itself to a wide range of buyers due to its overall good condition and locality to nearby amenities such as shops and supermarkets, primary and secondary schools and Inveralmond Roundabout for further businesses, shopping and excellent commuter routes can be found. Bute Drive offers spacious accommodation throughout, comprising of; a welcoming entrance hallway, a bright and spacious lounge, a kitchen, two generous bedrooms and a bathroom. This property would be the ideal purchase for any first time buyer, investor or couple seeking a well located property set within a highly sought after area. Viewing is essential to appreciate the overall great property on offer here at Bute Drive, Perth.

Lounge

15'9" x 10'9" (4.81 x 3.30)

Kitchen

11'10" x 9'3" (3.61 x 2.84)

Bedroom One

10'9" x 10'9" (3.29 x 3.28)

Bedroom Two

11'10" x 7'5" (3.62 x 2.28)

Bathroom

8'8" x 5'6" (2.66 x 1.68)





- Spacious Second Floor Flat
- Two Generous Bedrooms
- Bright & Spacious Lounge
- Sizeable Kitchen
- Highly Sought After North Muirton Location
- Gas Central Heating & Double Glazing



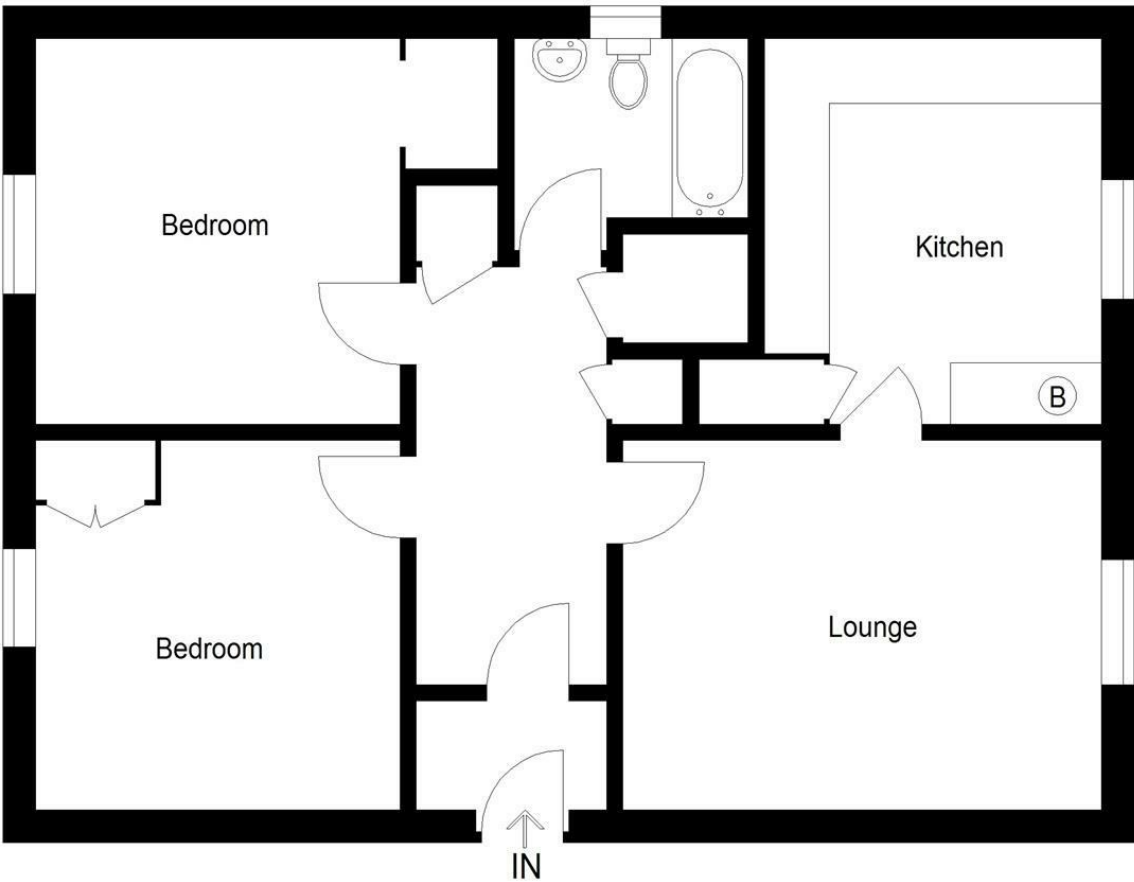
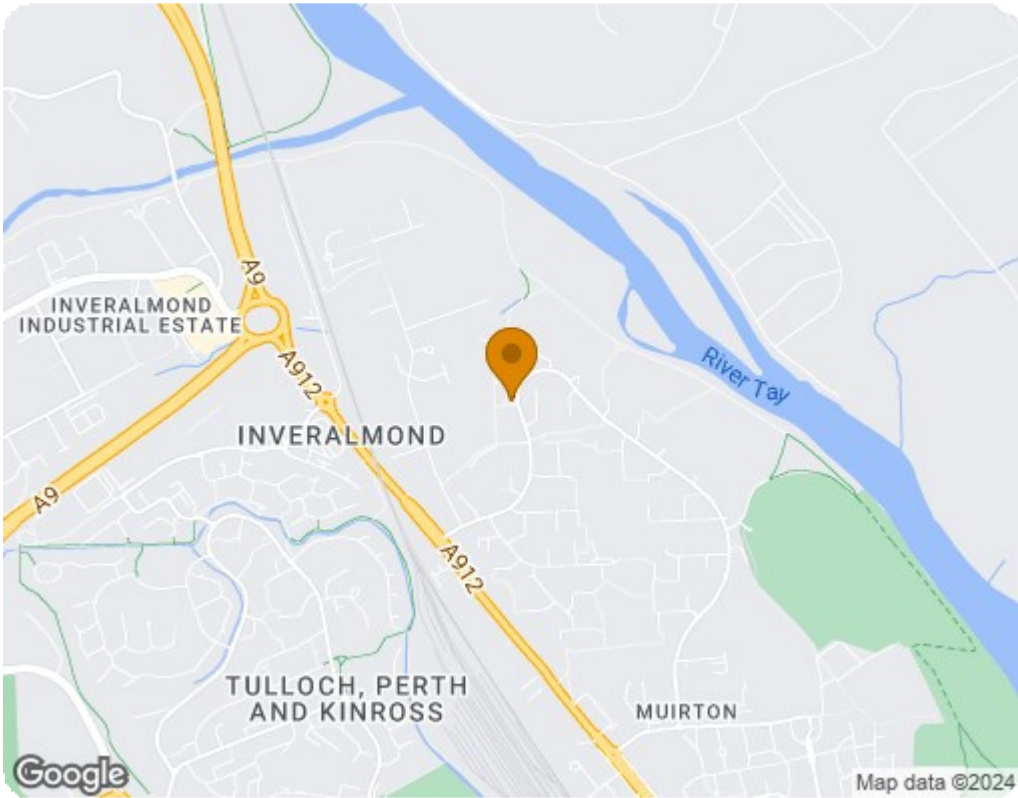


Illustration For Identification Purposes Only. Not To Scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	79
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C	77	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC		