

Simple Approach



**40 South Inch Park, Perth
PH2 8BU**

Offers over £144,950

Simple Approach are delighted to welcome this very well presented flat on South Inch Park to the residential sales market. Enjoying an excellent position close to the open grounds of the South Inch on the outskirts of the Perth City Centre, this two bedroom property could not be better located for its quick access to all High Street shopping as well as being within walking distance of both Perth Train & Bus Station, ideal for the commuter. This property benefits from modern day comforts such as double glazing, gas central heating and ample parking available. This lovely home is the perfect purchase for any First Time Buyer or a Small Family. Viewing is absolutely essential to appreciate the overall space on offer here.

Entrance Vestibule
3'10" x 4'3" (1.17 x 1.31)

10'0" x 5'10" (3.06 x 1.78)

Entrance Hallway
20'0" x 2'7" (6.10 x 0.79)

Lounge
14'5" x 14'4" (4.40 x 4.39)

Kitchen
10'1" x 9'9" (3.08 x 2.98)

Bedroom 1
10'5" x 11'1" (3.18 x 3.38)

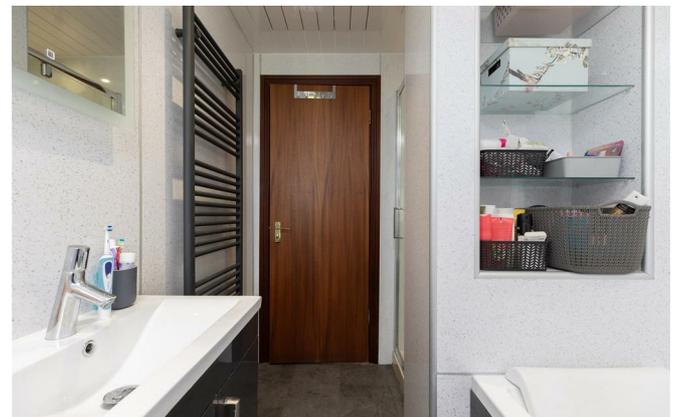
Bedroom 2
3.09x2.87

Bathroom





- Highly Sought After Location
- Modern Fitted Kitchen
- Spacious Accommodation Throughout
- Two Generous Bedroom
- Bright & Spacious Lounge
- Ground Floor, Private Door Flat
- Gas Central Heating & Double Glazing



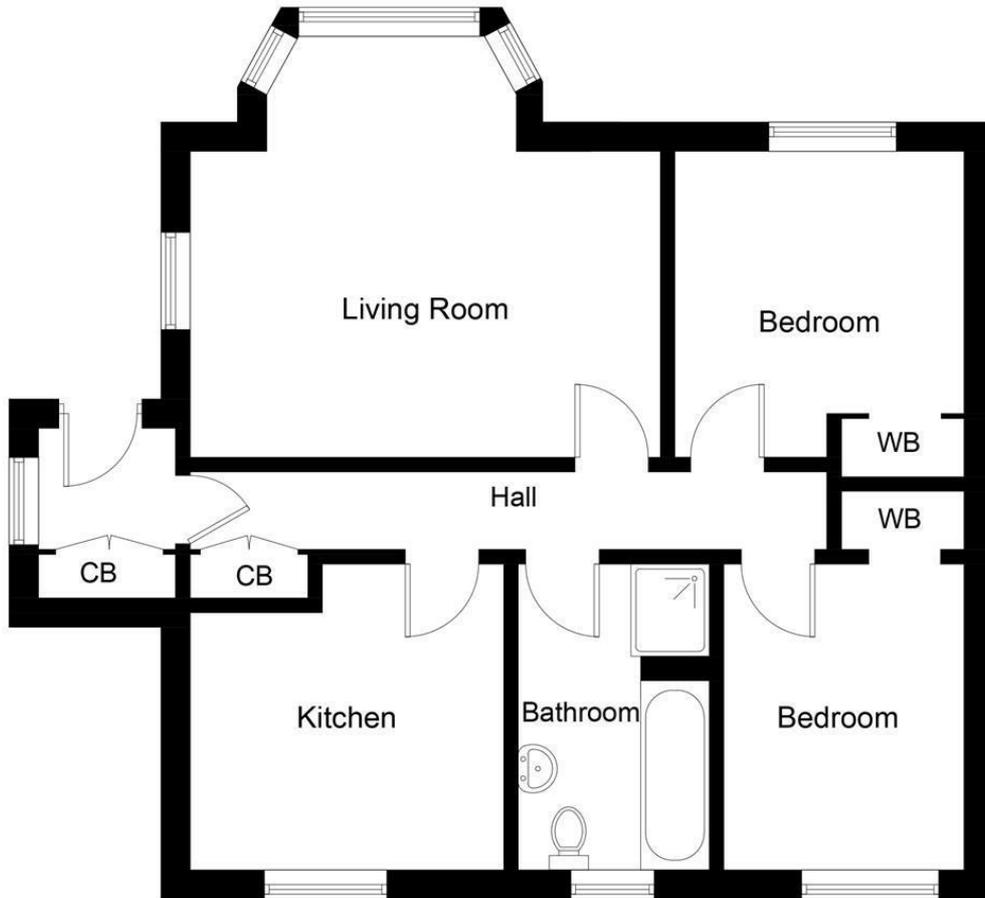
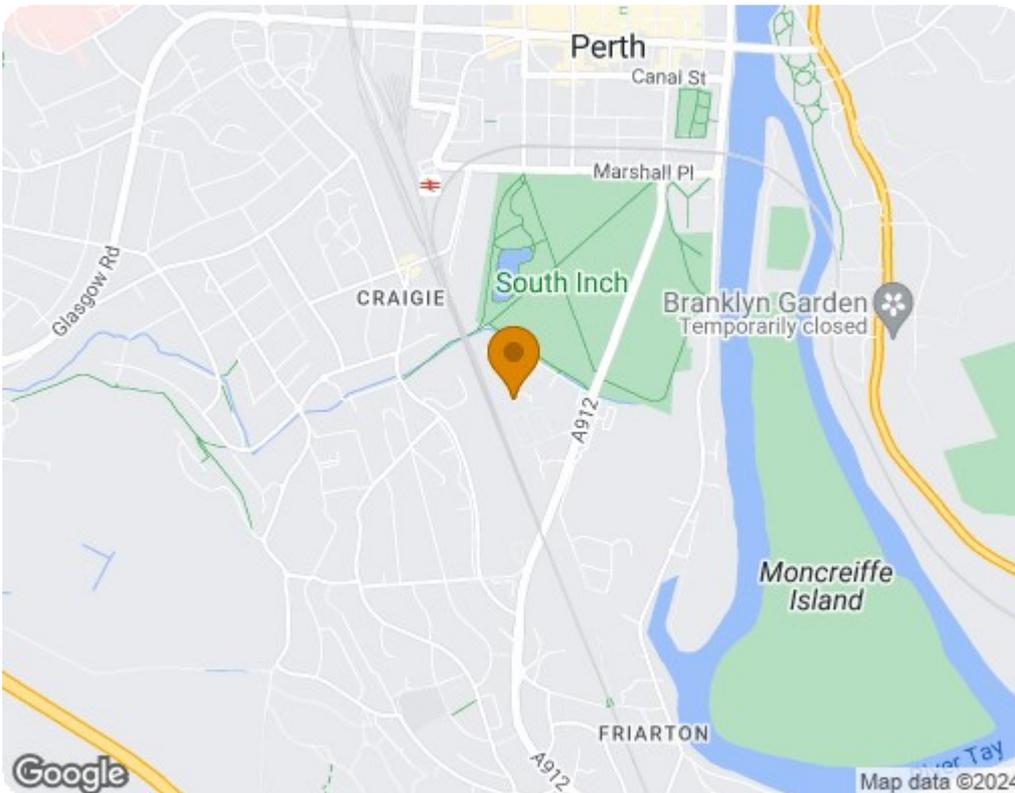


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID958031)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
Scotland		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C	75	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
Scotland		