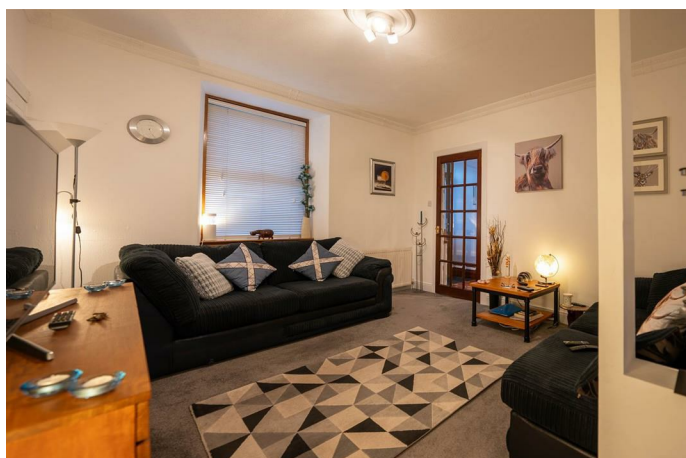


Simple Approach



89 Glover Street, Perth
PH2 0JP

Offers over £138,000

Simple Approach are delighted to welcome this sizable two-bedroom, ground floor flat situated in the very desirable area of Craigie, Perth to the residential market. This property is ideally placed to take full advantage of nearby amenities as well as its accessibility to the City Centre - located just minutes away. This beautiful home comes to the market in exceptional condition throughout, comprising; a bright spacious lounge, a beautifully presented kitchen, two good sized bedrooms and a fully fitted bathroom with separate bath and shower cubicle. Boasting sought-after features such as double glazing, gas central heating, rear garden and parking to the front. This property lends itself to a wide range of buyers and would be perfect for any first-time buyers looking for a well located home in fantastic move in condition throughout. Viewing is essential to appreciate the overall package on offer, with particular note to the beautiful condition and excellent situation

Lounge

13'6" x 11'10" (4.14 x 3.63)

Kitchen

10'8" x 8'9" (3.26 x 2.68)

Main Bedroom

13'2" x 11'4" (4.03 x 3.47)

Bedroom Two

11'4" x 12'2" (3.46 x 3.73)

Bathroom

8'5" x 8'4" (2.59 x 2.56)

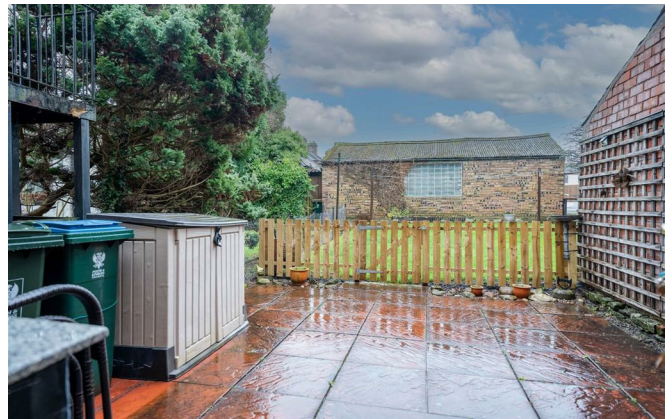
Hallway

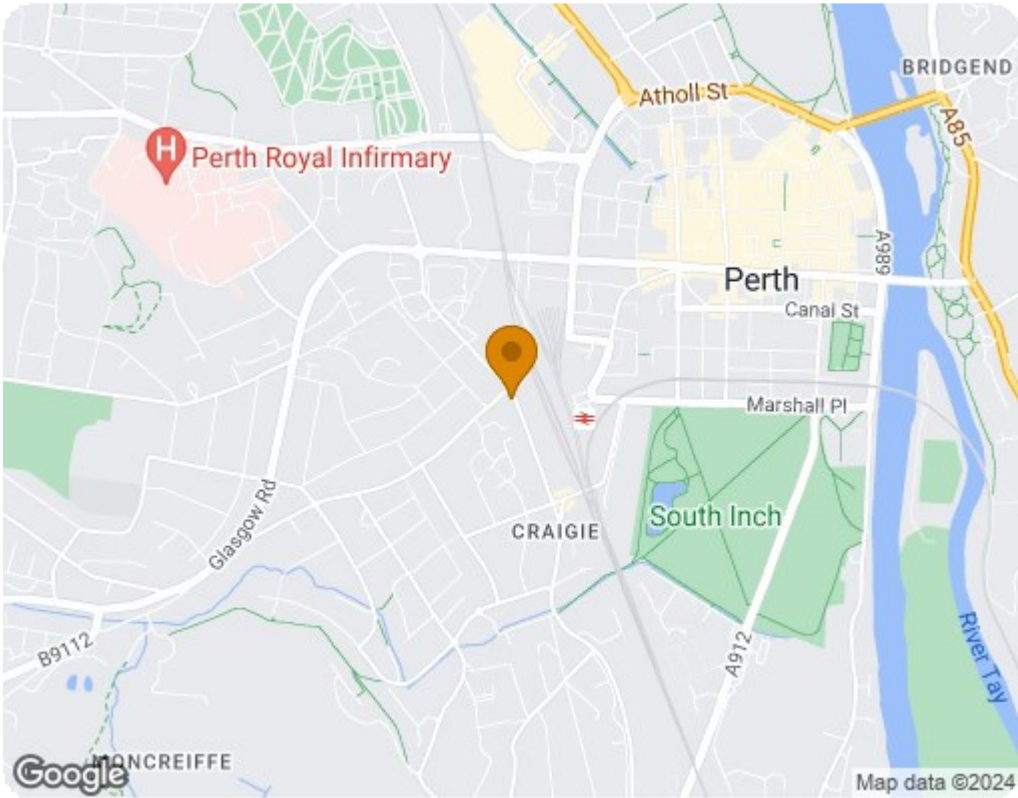
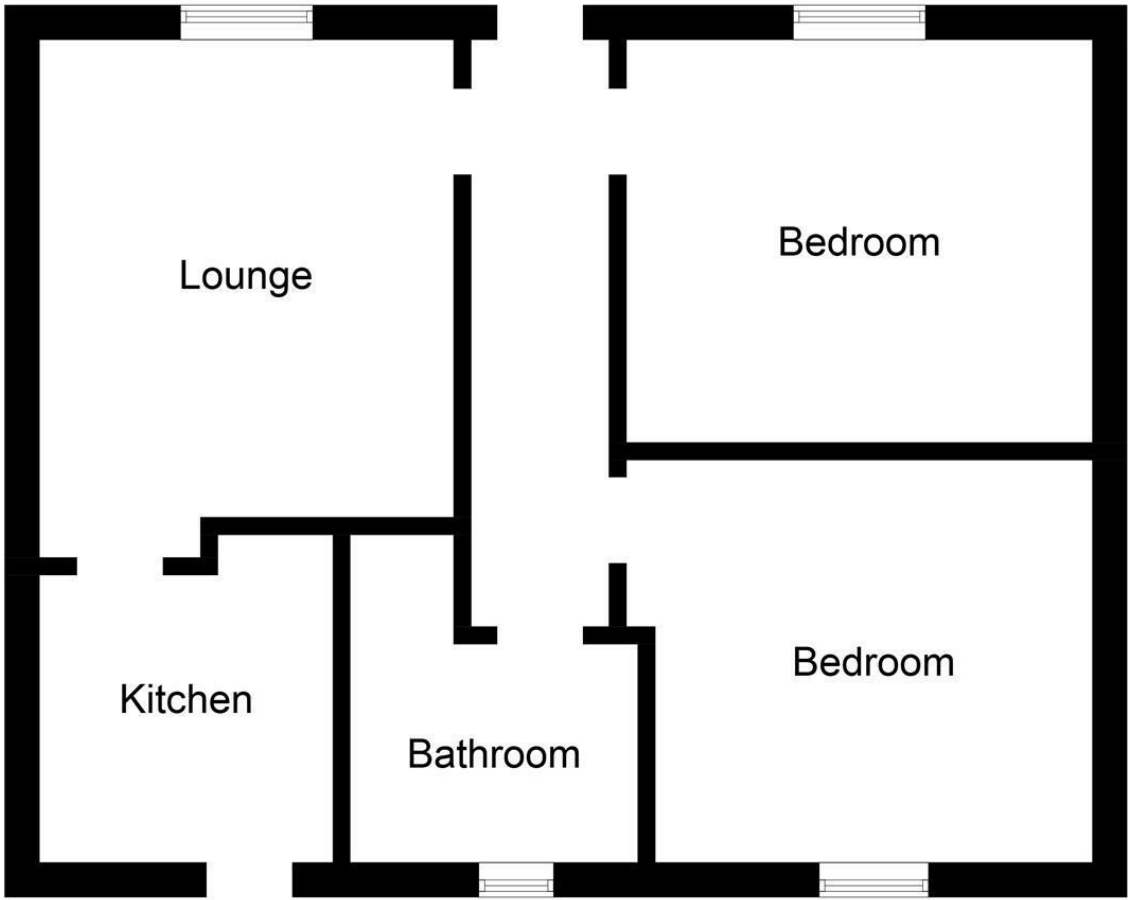
16'9" x 4'0" (5.13 x 1.23)





- Sizable Two Bedroom, Ground Floor Flat
- Highly Sought After Craigie Location
- Communal South Facing Garden & Drying Green
- Parking For Two Cars
- Close To All Local Amenities
- Move-In Condition
- Gas Central Heating And Double Glazing





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		77
(81-91) B		
(69-80) C	66	
(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		79
(81-91) B		
(69-80) C	63	
(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		