

Simple Approach



**Ruahinn Main Street, Perth
PH2 9PL**

Offers over £114,950

Simple Approach are delighted to welcome this spacious two bedroom flat on Main Street, Bridge Of Earn to the Perthshire residential market. Set within a highly sought after location, this lovely property is ideally placed for its peaceful setting without compromising its locality to nearby amenities found just minutes away- such as local shops, restaurants and a dentist to name just a few. The property comes to the market in good condition throughout, lending itself to a wide range of buyers, such as first time buyers or investors looking for a well located property. This flat comprises of a good sized kitchen, a bright and spacious lounge, two generous bedrooms and a bathroom. Main Street further benefits from gas central heating, double glazing and ample parking available. Viewing is essential to appreciate the overall excellent location on offer here at Main Street, Bridge Of Earn.

Living Room

18'1" x 13'5" (5.52 x 4.11)

Kitchen

7'6" x 7'1" (2.31 x 2.17)

Bedroom One

11'5" x 9'5" (3.49 x 2.88)

Bedroom Two

9'3" x 7'7" (2.84 x 2.32)

Bathroom

7'6" x 6'8" (2.31 x 2.04)





- Well Presented Flat
- Bright Lounge
- Garage With Parking To The Front

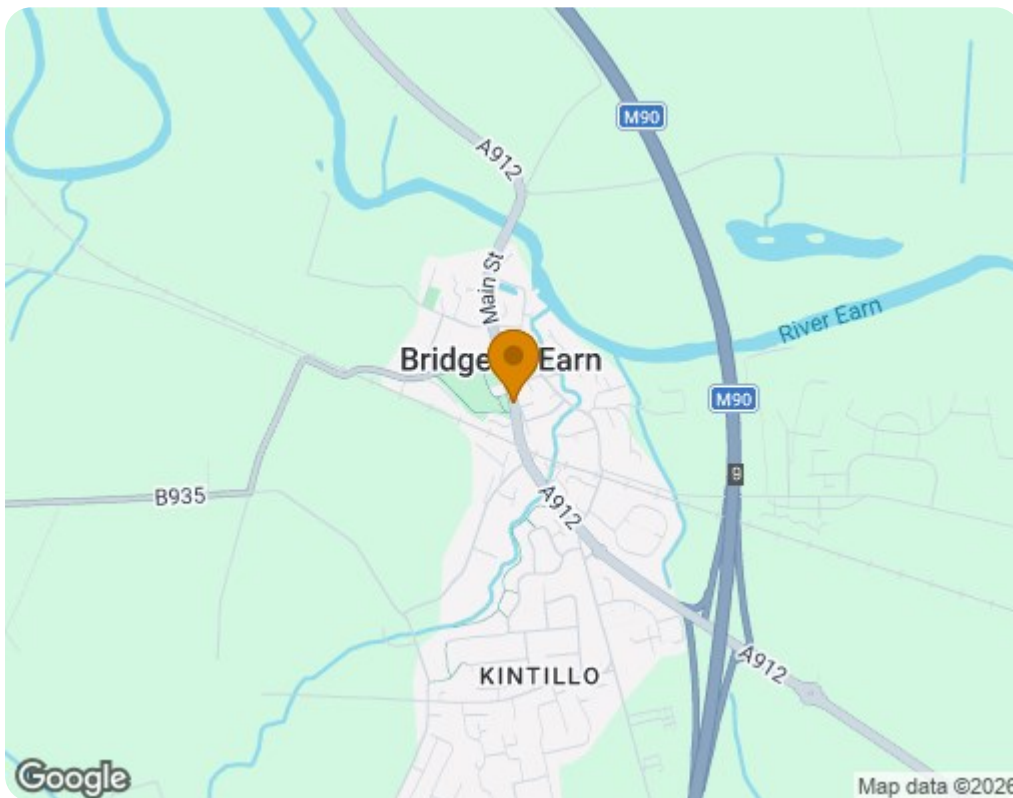
- Two Generous Bedrooms
- Gas Central Heating & Double Glazing
- Communal Garden Space

- Spacious Kitchen
- Ample Storage Space
- Do You Need A Mortgage Appointment Quickly?
Call Simple Approach Mortgages Today!





Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID975086)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	77
(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	76	81
(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