

Simple Approach



12 Myrtle Road, Perth
PH2 6QY

Offers over £163,950

Simple Approach are delighted to welcome this charming ground floor two-bedroom flat located on Myrtle Road in the sought after area of Scone to the market.

This flat features a large open plan modern kitchen and lounge that looks out to the well maintained back garden, two double bedrooms perfect for a small family, guests or even a home office. The large family bathroom is conveniently situated, ensuring ease of access for all residents. One of the standout features of this property is the private back garden, which offers a lovely outdoor space for enjoying the fresh air, gardening or simply unwinding after a long day. The direct access from the property to the garden enhances the overall appeal, making it an ideal spot for those who appreciate outdoor living.

Situated close to local amenities, this flat is perfectly positioned for convenience. You will find shops, cafes, and essential services just a short stroll away. Additionally, the nearby bus stop provides easy access into Perth, making commuting and exploring the city a breeze.

This two-bedroom flat on Myrtle Road is an excellent opportunity for first-time buyers, small families, or those looking to downsize. With its desirable location, private garden and comfortable living spaces, it is a property not to be missed. We invite you to come and experience the charm of this lovely home for yourself.

Lounge/Kitchen
21'4" x 12'1" (6.52 x 3.70)

Bedroom One
10'9" x 8'10" (3.29 x 2.70)

Bedroom Two
14'7" x 10'4" (4.45 x 3.17)

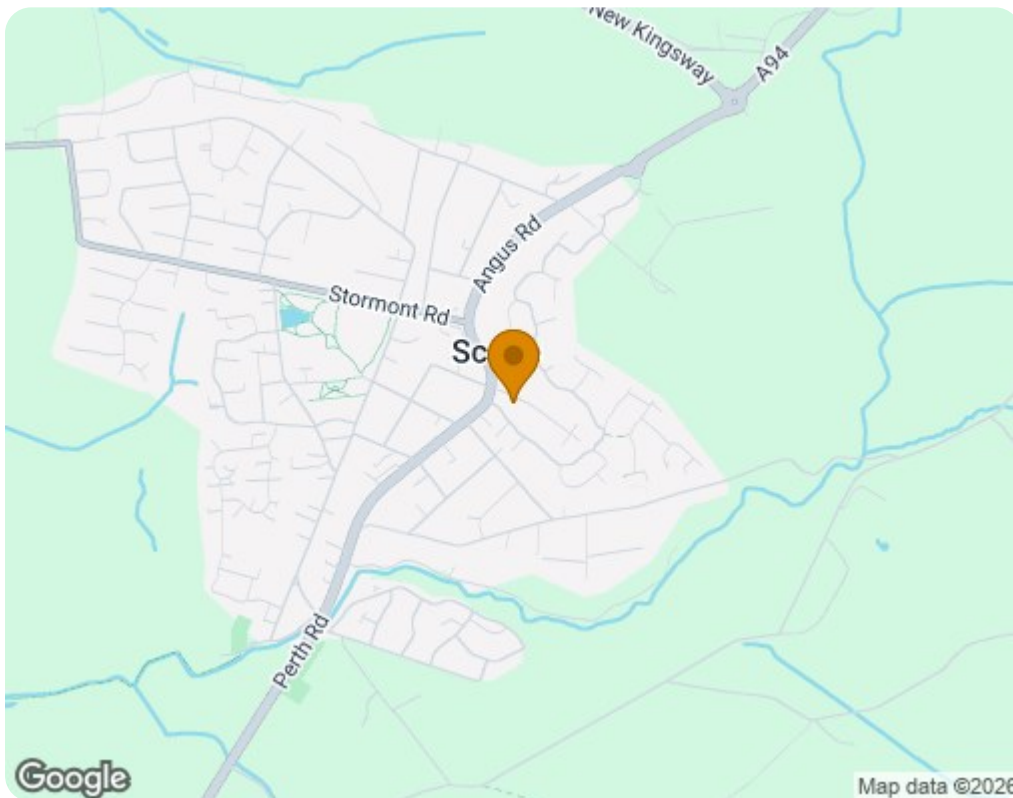
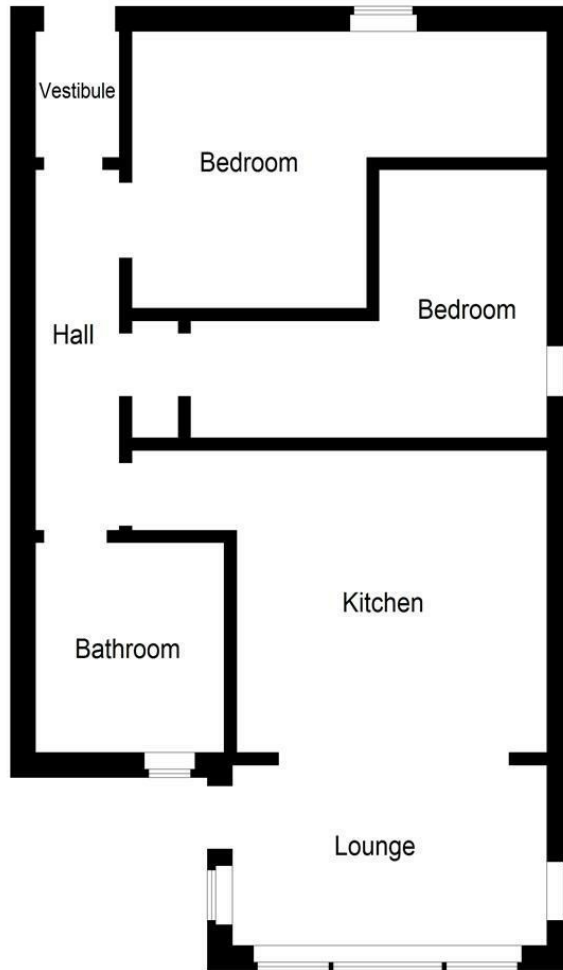
Bathroom
8'1" x 7'3" (2.47 x 2.21)





- Two Bedroom Ground Floor Apartment
- Two Spacious Bedrooms
- Close To All Local Amenities & Sought After Primary School
- Modern Large Open Plan Lounge and Kitchen
- Immaculate Family Bathroom
- Just A Five Minute Drive To The Brand New Cross Tay Link
- Private Back Garden With Outdoor Storage
- Gas Central Heating & Double Glazing
- Do You Need A Mortgage Appointment Quickly? Call Simple Approach Mortgages Today!





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	76
(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 (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C	69	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