

Simple Approach



**29 Grampian Court Crieff Road, Perth  
Perthshire PH1 2ST**

**Offers over £72,000**

Simple Approach are pleased to welcome this spacious one bedroom apartment on Grampian Court to the residential market. This property is the perfect purchase for any first time buyer looking to get onto the property ladder and is looking for a generously proportioned and well presented property to start off with. This property is also very well suited to a buyer who would like to downsize. Set just off the Crieff Road in Perth, this property could not be better situated for its locality to the City Centre as well as to the University of the Highlands & Islands and a nearby Supermarket just minutes away. Boasting sought-after features such as secure entry, good sized kitchen with ample room for a dining table, one large double bedrooms with built in storage, bathroom with shower over bath facility and residential car parking. Buyers are offered a fantastic opportunity to purchase a home offering all the benefits of modern living within an accessible location within Perth, which only viewing will confirm.

### Lounge

12'1" x 10'3" (3.69 x 3.14)

### Kitchen

8'8" x 10'0" (2.65 x 3.06)

### Entrance Hallway

8'3" x 3'5" (2.53 x 1.06)

### Bedroom

11'5" x 11'1" (3.50 x 3.40)

### Bathroom

10'1" x 4'5" (3.08 x 1.36)

### Location

This property could not be better situated local to nearby

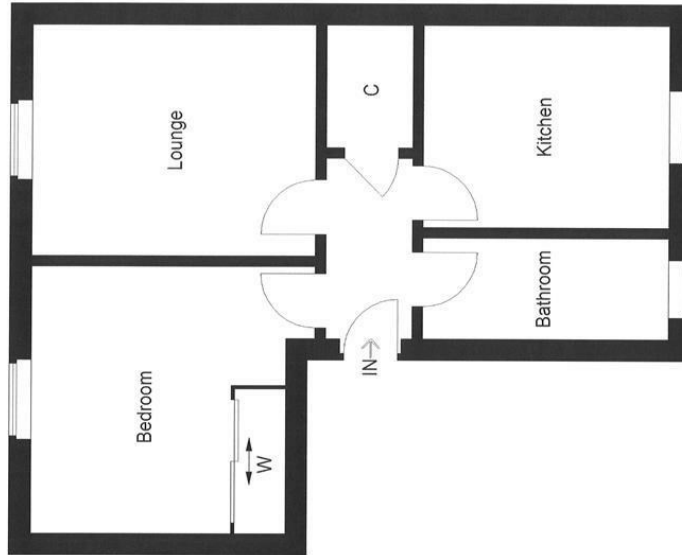
amenities including all businesses and shops found in the Inveralmond Industrial Estate, as well as being a short drive away from a Tesco Supermarket on Crieff Road and Farmfoods set just seconds away.





- Large One Bedroom Move In Condition Apartment
- Bright & Spacious Throughout
- Double Glazing
- Residential Parking
- Gas Central Heating
- Close To All Local Amenities
- Ideal First Time Purchase Or Downsize





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	80	80
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Scotland</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	85	85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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<b>Scotland</b>		EU Directive 2002/91/EC