Simple Approach

Estate Agents







16A Perth Road, Perth
PH1 4NQ

Offers over £98,950

13-15 St Leonards Bridge, Perth, PH2 0DR
Tel: 01738 827864 Email: info@simpleapproachea.co.uk www.simpleapproachea.co.uk

16A Perth Road, Perth, PH1 4NQ

Situated in the sought-after location of Perth Road, Stanley, this well-presented upper floor flat offers bright and spacious accommodation throughout. The property features a welcoming entrance, a bright front-facing lounge, a modern kitchen, two generous bedrooms, both benefiting from fitted storage space, and a bathroom. Further benefits include electric heating, double glazing and a sizeable private rear garden, providing excellent outdoor space. Conveniently located close to a range of local amenities, this attractive property would make an ideal purchase for first-time buyers, couples or those looking to downsize.

Lounge
14'9" x 11'9" (4.52 x 3.59)

Kitchen
10'11" x 5'8" (3.33 x 1.75)

Bedroom One
10'6" x 12'9" (3.22 x 3.91)

Bedroom Two
9'4" x 12'10" (2.85 x 3.92)

Bathroom
7'8" x 4'7" (2.35 x 1.40)











- Well-Presented Upper Floor Flat
- Modern Kitchen
- Electric Heating & Double Glazing
- Sought-After Location In Stanley
- Two Generous Bedrooms With Fitted Storage
- Close To Local Amenities
- Bright Front-Facing Lounge
- Sizeable Private Rear Garden

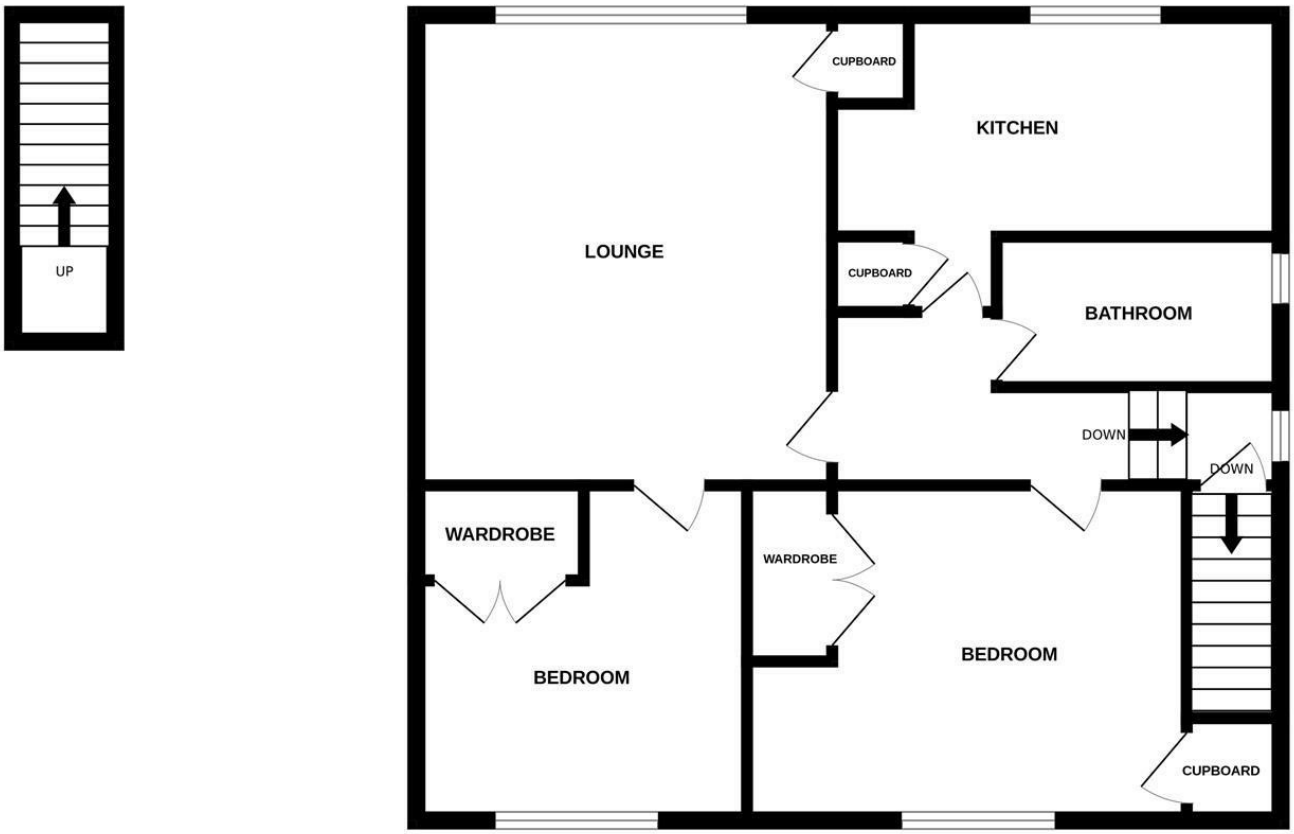




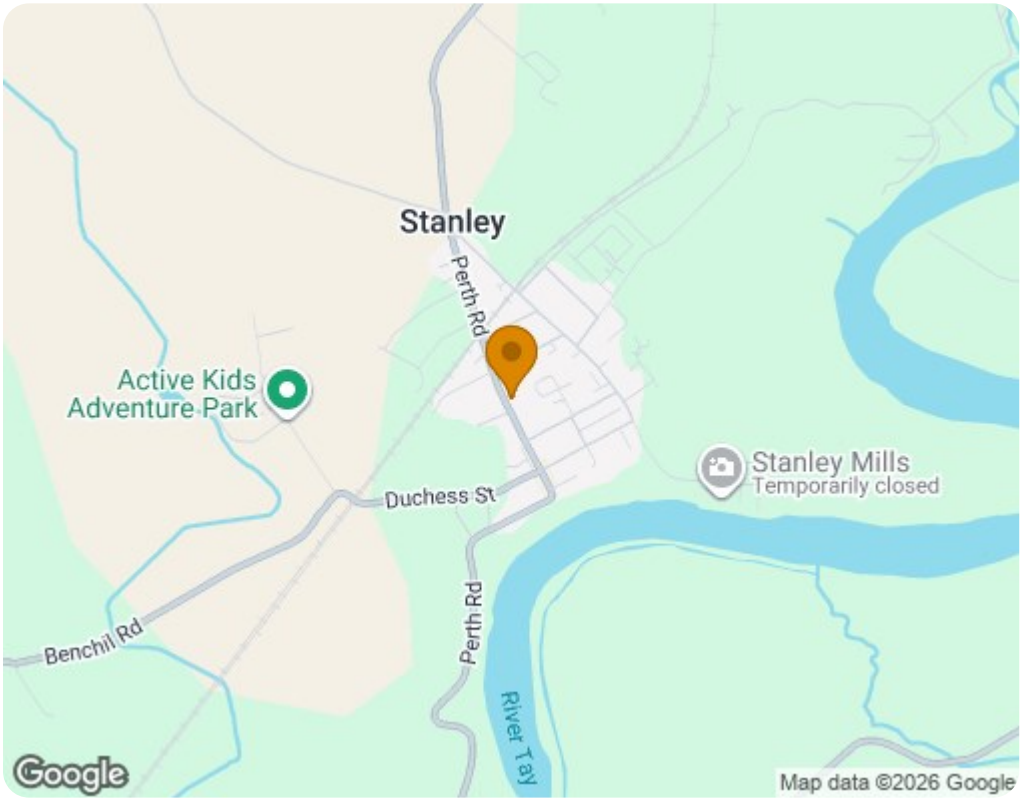


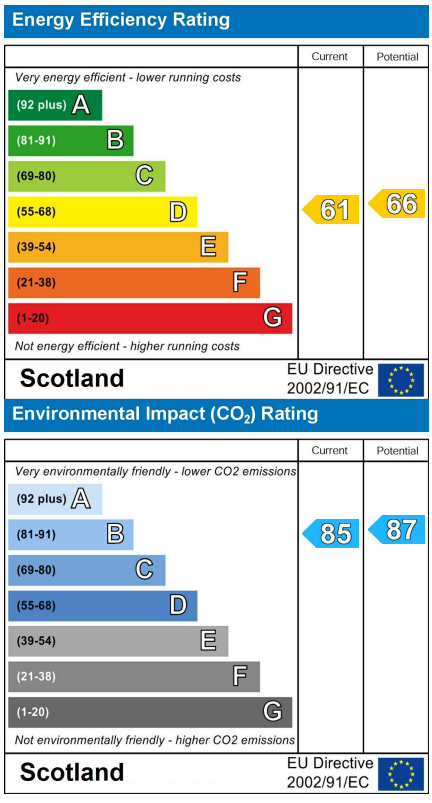


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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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