

Simple Approach



67 Morris Court, Perth
Perthshire PH1 2SZ

Offers over £98,000

Simple Approach are pleased to welcome this bright, spacious and well presented first floor flat within the modern development on Morris Court to the residential market. This superb property is the perfect purchase for any first time buyer looking for a well-located home in move-in condition throughout, comprising a tastefully decorated lounge with stunning Juliette window to the front, modern style dining kitchen, one double bedrooms both with double mirrored wardrobes and a modern family bathroom with shower over bath facility. Boasting features such as gas central heating, double glazing, a secure entry system and an allocated parking space, this property offers buyers modern living within a sought-after development and could not be better located for quick access into Perth City Centre. Viewing is absolutely essential to appreciate the quality of home on offer, as well as the fantastic location.

Entrance Hallway

7'6" x 6'3" (2.31 x 1.92)

Livingroom/ Kitchen

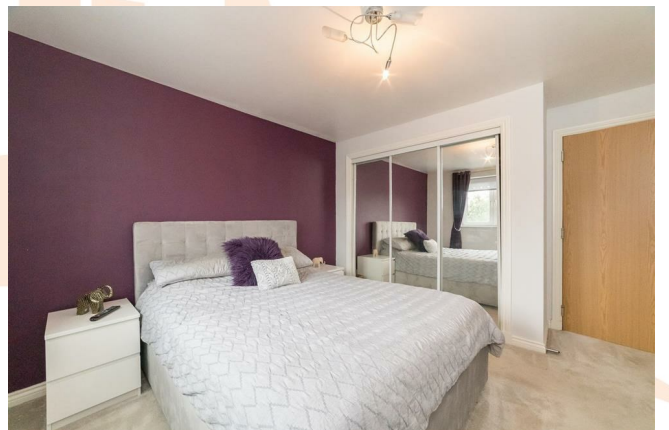
14'3" x 19'6" (4.35 x 5.96)

Bathroom

7'5" x 6'3" (2.28 x 1.92)

Bedroom

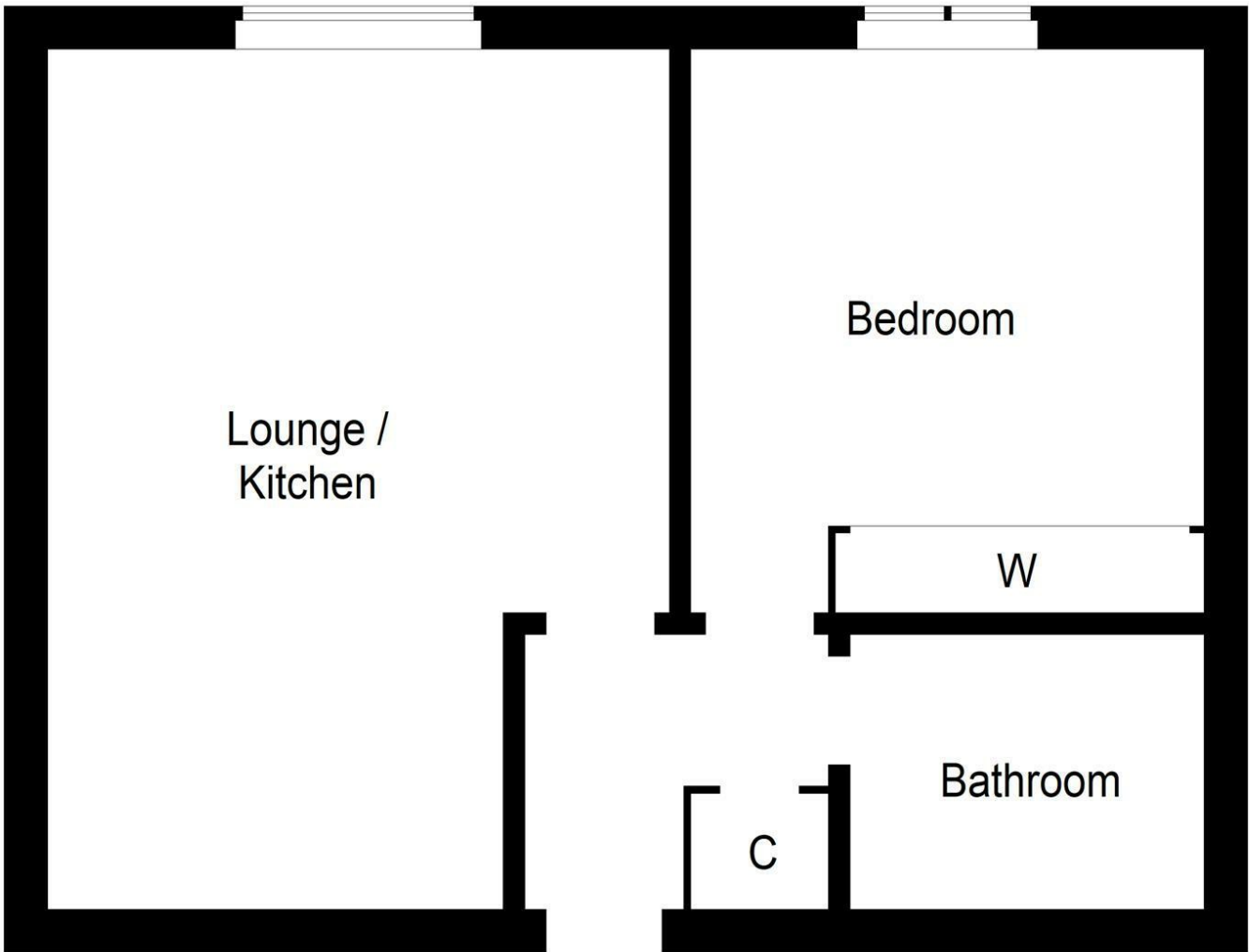
11'5" x 12'11" (3.49 x 3.94)





- One Double Bedroom With Fitted Storage
- Sought After Modern Build Development
- Allocated Residents Parking
- First Floor Flat With Juliette Window
- Gas Central Heating And Double Glazing
- Open Plan Kitchen Diner
- New Fridge Freezer And Combination Dryer And Washing Machine To Be Included





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
Scotland		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B	88	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
Scotland		