

Simple Approach



**19a King Street, Perth  
Perthshire PH1 4ND**

**Offers over £49,950**

Simple Approach are delighted to welcome this First Floor, 1 Bedroom Flat to the Perthshire market. Set in the heart of the desirable Village of Stanley just four miles North of the City of Perth this property is ideally placed to enjoy all of the benefits of a semi-rural location without falling off the beaten track, with nearby amenities including a shop, chemist and reputable primary school all a very short distance away. Comprising of a Living Room, Modern Kitchen, Double Bedroom and Bathroom. Viewing is essential to appreciate the period charm and idyllic village location on offer.

#### **Living Room**

12'4" x 9'10" (3.78 x 3.00)

#### **Bathroom**

8'10" x 5'0" (2.70 x 1.53)

#### **Bedroom**

8'10" x 9'8" (2.70 x 2.96)

#### **Kitchen**

11'3" x 4'11" (3.43 x 1.50)

#### **External**

This property has a shared garden to the rear and on street parking,

#### **Location**

The village of Stanley is host to a number of useful amenities for family living such as the reputable Stanley primary school, medical centre, corner shop, post office

and chemist to name just a few. Secondary schools and further amenities including leisure facilities are located in the City of Perth just a few miles South via the A9 which also offers quick motorway links to Inverness, Dundee, Edinburgh & the Central Belt, ideal for the commuter.







- 1 Bedroom Flat
- Storage Heating

- Bright and Spacious
- On Street Parking

- Idyllic Location





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
ScotlandEU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		68
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
ScotlandEU Directive 2002/91/EC		