

Simple Approach



64D Scott Street, Perth
PH2 8JW

Offers over £112,500

Simple Approach are pleased to present this newly refurbished, second-floor maisonette flat on Scott Street to the Perthshire residential market. This very well-presented property is set within a highly sought after, city centre location with all local amenities such as restaurants, shops and supermarkets found just a short walk away. Boasting spacious and modern accommodation throughout, comprising of; a sizable modern fitted kitchen, bright and spacious lounge, three generous double bedrooms with a master ensuite shower room and a further fresh white bathroom. Scott Street enjoys modern comforts such as gas central heating, double glazing, ample storage space throughout and on-street parking is available with parking permits throughout the city centre at an affordable annual rate. Viewing is essential to appreciate the overall excellent location, high quality fixtures and spacious accommodation on offer here at Scott Street.

Entrance Hallway

15'5" x 4'0" (4.71 x 1.22)

Lounge

13'4" x 13'1" (4.08 x 4.00)

Kitchen

12'2" x 13'4" (3.73 x 4.08)

Utility

5'8" x 7'1" (1.73 x 2.16)

Bedroom

13'4" x 10'10" (4.07 x 3.31)

WC

5'3" x 2'6" (1.62 x 0.78)

Bathroom

4'1" x 9'6" (1.26 x 2.91)

Bedroom

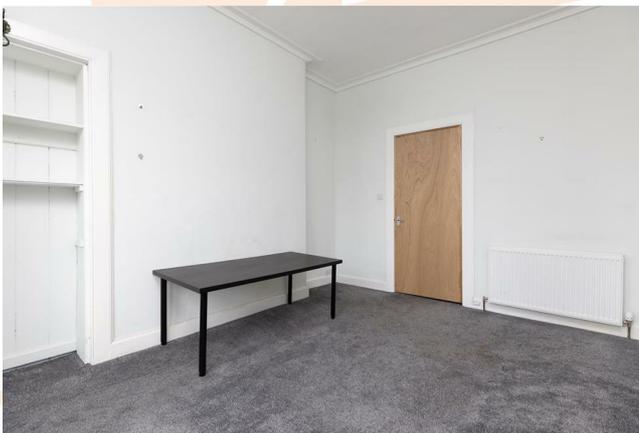
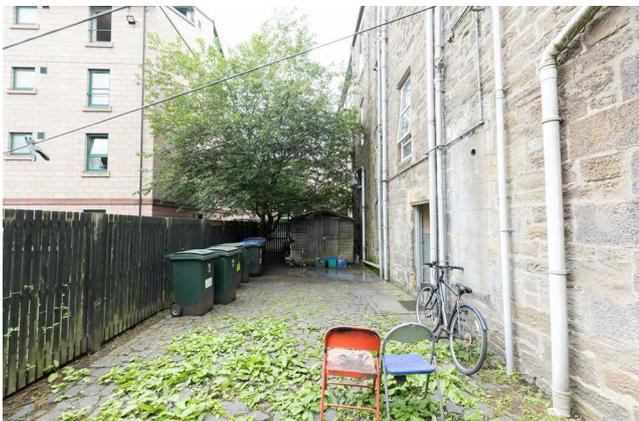
10'1" x 10'6" (3.09 x 3.21)

Bedroom

12'11" x 17'3" (3.96 x 5.28)

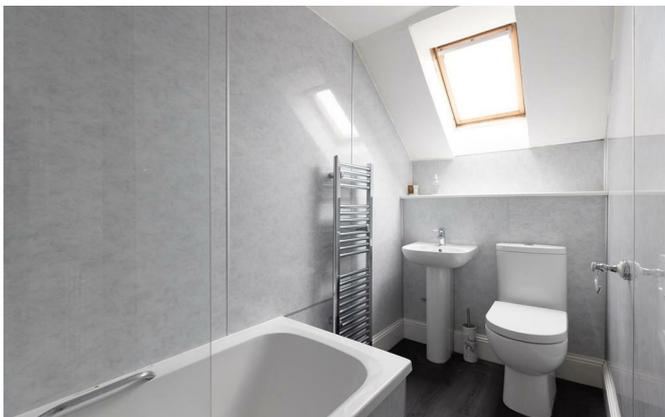
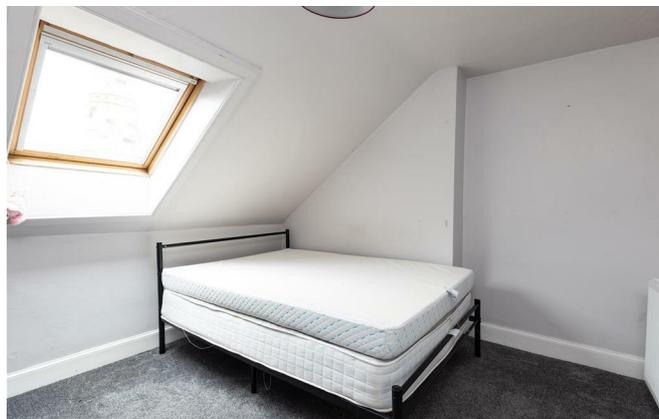
Ensuite

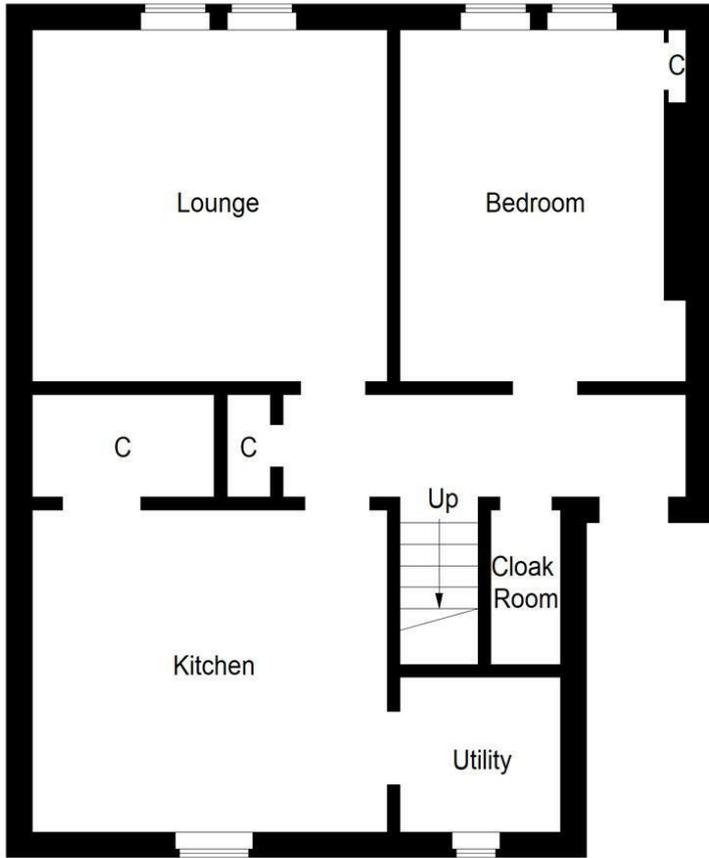
6'9" x 13'5" (2.06 x 4.10)



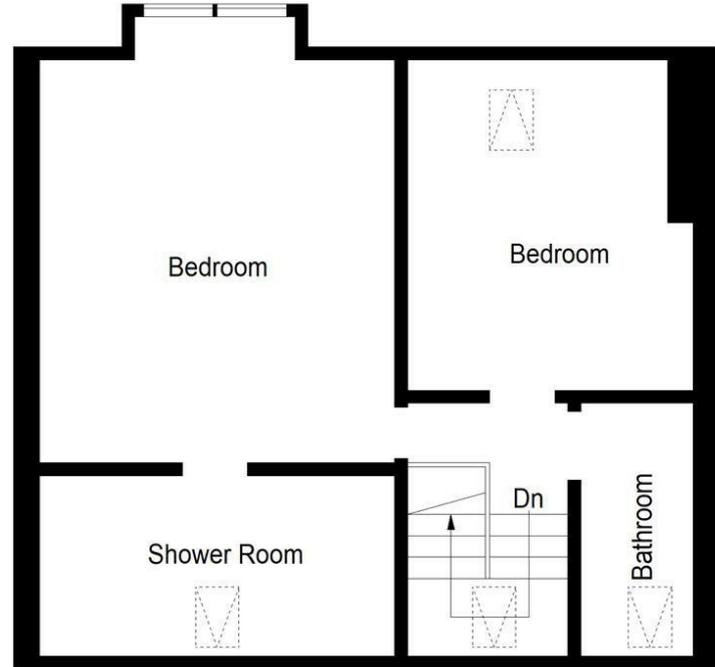


- Second Floor Maisonette Flat
- Bright & Spacious Lounge
- Sought After City Centre Location
- Newly Refurbished
- Three Large Double Bedrooms (Master Ensuite)
- Gas Central Heating & Double Glazing
- Spacious Accommodation Throughout
- Sizable Fitted Kitchen
- Ample On Street Parking Available With Parking Permits
- Outside Storage

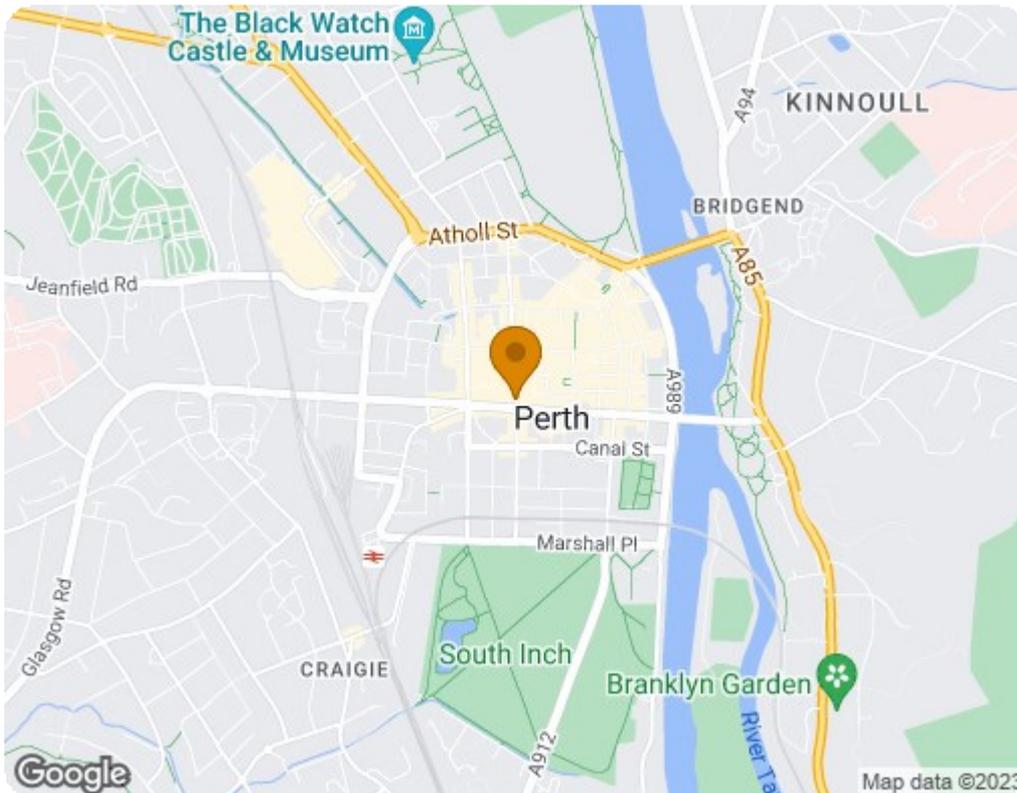




Ground Floor



First Floor



| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 80 |
| (81-91) B | | |
| (69-80) C | 60 | |
| (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 | | 79 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 51 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| EU Directive 2002/91/EC | | |
| Scotland | | |