

Simple Approach



Estate Agents



35E. St. Catherines Road, Perth  
PH1 5SA

Offers over £69,950

13-15 St Leonards Bridge, Perth, PH2 0DR

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Located on St. Catherines Road, this well-proportioned one-bedroom flat offers an excellent opportunity for first-time buyers, investors, or those looking to downsize. The property features a spacious open plan lounge/kitchen, one good-sized bedrooms, and a bathroom, providing comfortable living space in a convenient location. With excellent transport links and easy access to Perth city centre, local shops, and amenities, this flat is ideally situated for a range of buyers. Whether you're looking for a home to make your own or a buy-to-let investment, this property presents great potential. Practical attributes include gas central heating and double glazing. Early viewing is recommended to appreciate the great move in condition and excellent location on offer here at St. Catherines Road, Perth.

## Open-Plan Kitchen with Lounge

16'5" x 16'2" (5.01 x 4.94)

## Bedroom One

15'1" x 13'7" (4.60 x 4.15)

## Bedroom Two

9'11" x 13'11" (3.04 x 4.26)

## Shower Room

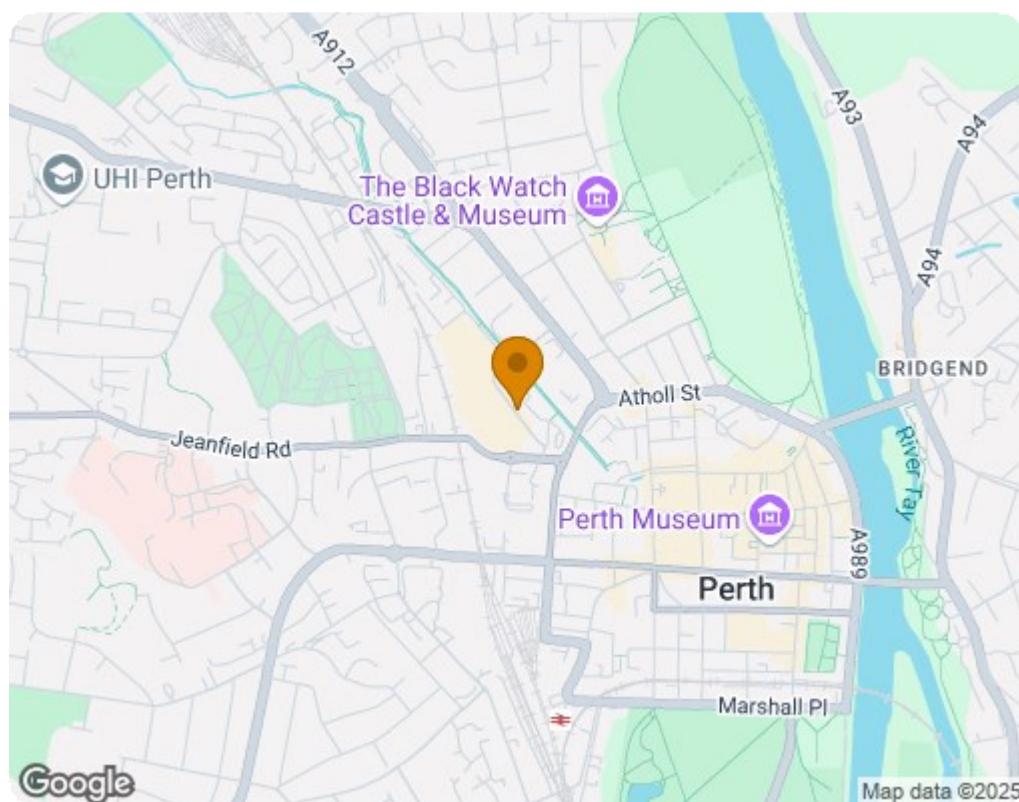
5'5" x 11'10" (1.67 x 3.63)





- Second Floor Flat
- Gas Central Heating
- COUNCIL TAX BAND B
- Central Location Close To All Local Amenities
- Double Glazing
- Two Bedrooms
- Ideal For First Time Buyers Or Investors





#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU 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		
(81-91) B		
(69-80) C	75	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Scotland	EU Directive 2002/91/EC	