

Simple Approach



**Flat 2, 9 Abbot Street, Perth**  
**PH2 0EB**

**Offers over £129,950**

This well-presented first-floor flat is ideally located on Abbot Street, Perth, offering comfortable and spacious accommodation in a convenient central setting. The property comprises two well-proportioned bedrooms, making it ideal for first-time buyers, downsizers, or buy-to-let investors. The accommodation is centred around a bright, front-facing lounge, which enjoys excellent natural light and provides a welcoming space. To the rear, there is a large kitchen with ample room for units, appliances, and dining space, offering excellent practicality for everyday living. The flat is completed by a bathroom.

Further benefits include gas central heating and double glazing throughout, ensuring warmth and energy efficiency year-round. Externally, there is ample on-street parking conveniently located to the front of the property.

Situated within easy reach of Perth city centre, local shops, amenities, and transport links, this property represents an excellent opportunity for a range of buyers seeking a well-located and spacious flat.

### **Lounge**

18'5" x 13'3" (5.63 x 4.06 )

### **Kitchen**

11'8" x 7'0" (3.57 x 2.15)

### **Bedroom One**

8'1" x 18'4" (2.47 x 5.60)

### **Bedroom Two**

7'3" x 14'0" (2.21 x 4.27 )

### **Bathroom**

4'7" x 11'0" (1.41 x 3.36)



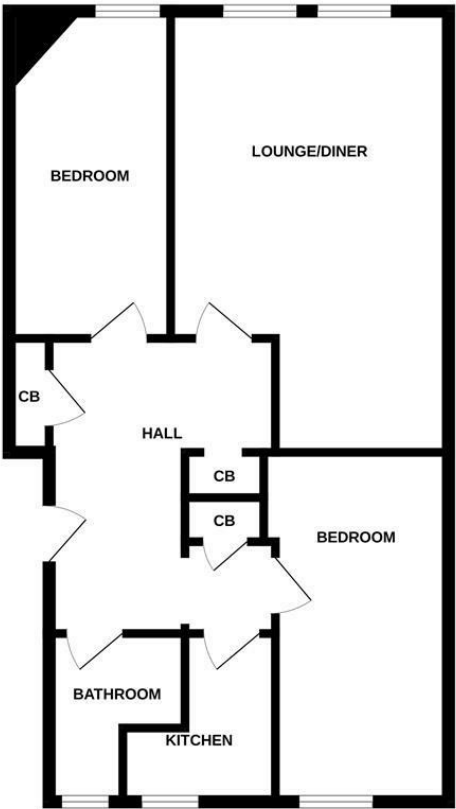




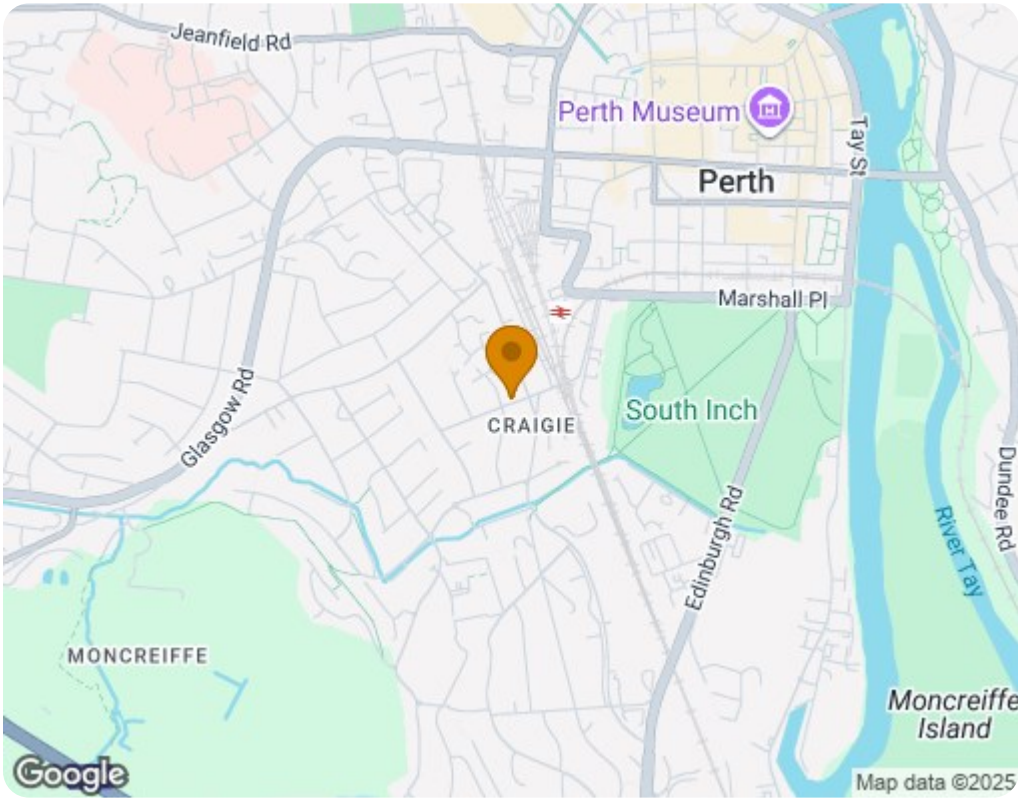
- First floor flat
- Large kitchen
- Double glazing
- Spacious accommodation throughout
- Ample on street parking
- Contact our mortgage team to discuss your options!
- Two bedrooms
- Gas central heating



GROUND FLOOR



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	66	
(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		82
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Scotland EU Directive 2002/91/EC		