



**36F George Street, Perth
PH1 5JR**

Offers over £98,995

This very well-presented flat on George Street, Perth, offers bright, modern living in an ideal city centre location. The property features a spacious open-plan kitchen and lounge, creating a welcoming and sociable space that is perfect for both everyday living and entertaining. The kitchen is well laid out with ample storage and worktop space, while the lounge benefits from generous natural light, enhancing the airy feel throughout.

The flat provides two well-proportioned bedrooms, offering versatility for families, professionals, or anyone seeking additional space for guests, or a home office. A contemporary shower room completes the internal accommodation, fitted to a good standard for convenience and comfort.

Further benefits include brand new electric heating and double glazing, ensuring efficient warmth and energy savings year-round. Located in the heart of Perth city centre, this property enjoys immediate access to local shops, restaurants, transport links, and amenities.

The property can be sold fully furnished if required.

Lounge / Kitchen

15'1" x 14'5" (4.61 x 4.41)

Bedroom One

18'1" x 9'3" (5.52 x 2.82)

Bedroom Two

7'3" x 11'6" (2.23 x 3.52)

Shower Room

7'4" x 4'9" (2.26 x 1.46)





- Very well-presented flat in a prime city centre location
- Contemporary shower room
- Ideal for professionals, families, or investors
- Bright open-plan kitchen and lounge
- Brand new electric heating
- Close to shops, restaurants, transport links, and all local amenities
- Two well-proportioned bedrooms
- Double glazing throughout
- Sold fully furnished (if wanted)



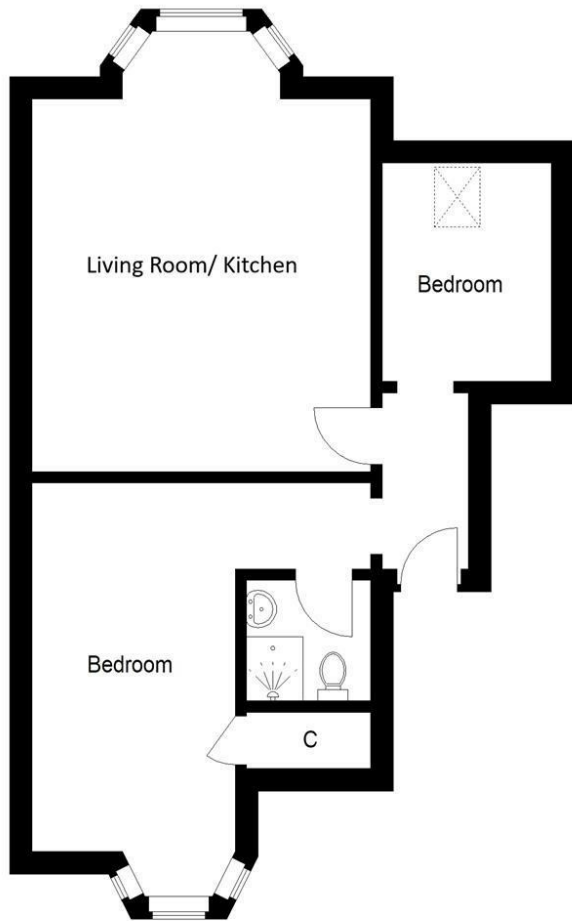
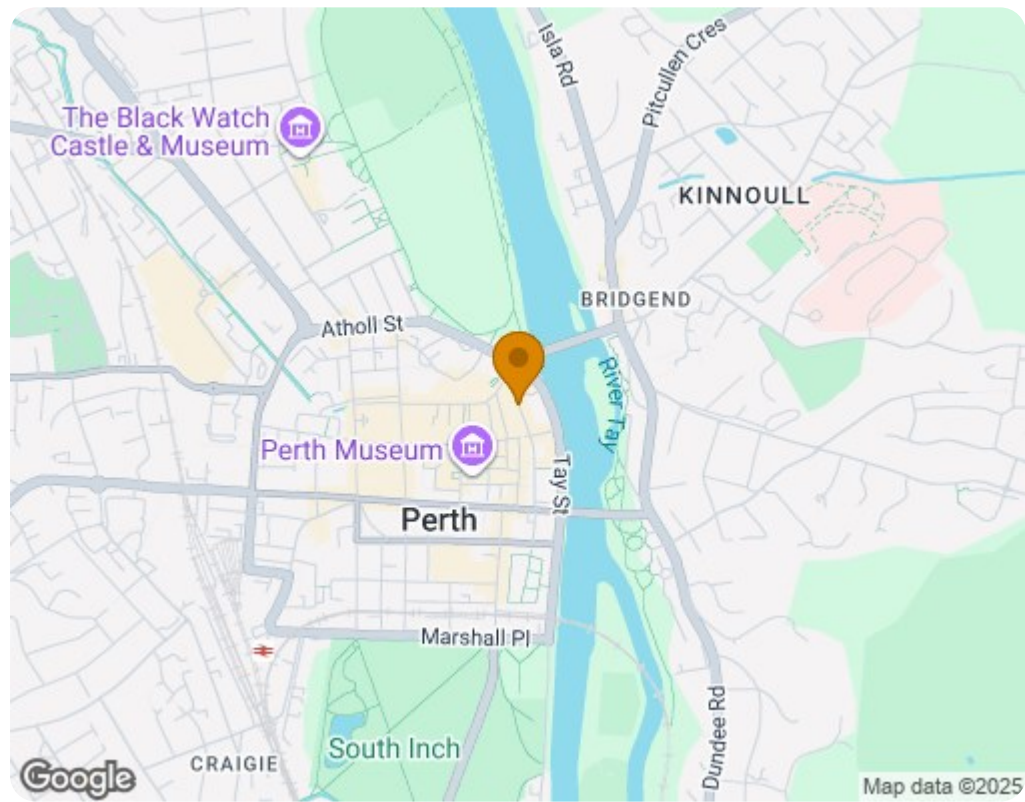


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1130633)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		92
(81-91) B	91	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC		