

Simple Approach



Estate Agents



**94G Scott Street, Perth
PH2 8JR**

Offers over £99,950

Simple Approach are please to welcome this well presented, third floor flat on Scott Street to the residential sales market. Set within the heart of Perth City Centre, this property comes to the market in great move in condition and offers spacious accommodation throughout. Comprising; an entrance hallway, bright and spacious lounge, a sizable kitchen, two generous bedrooms with fitted storage and a bathroom with shower over bath facility. Practical attributes include gas central heating, newly installed boiler, full double glazing and ample on street parking available through parking permits from Perth and Kinross Council. Scott Street is the ideal purchase for any first time buyer, small family or investor seeking a well located property set within a highly sought after area. Viewing is essential to appreciate all that is on offer here at Scott Street, Perth.

Lounge

18'3" x 11'9" (5.57 x 3.59)

Kitchen

10'7" x 8'10" (3.24 x 2.71)

Bedroom One

7'0" x 11'2" (2.15 x 3.42)

Bedroom Two

9'4" x 13'9" (2.85 x 4.2)

Bathroom

6'8" x 6'3" (2.05 x 1.92)





- Third Floor Flat
- Sizable Kitchen

- Two Generous Bedrooms
- Gas Central Heating (Newly Installed Boiler) & Double Glazing

- Bright & Spacious Lounge
- Ideal First Time Purchase Or Investment



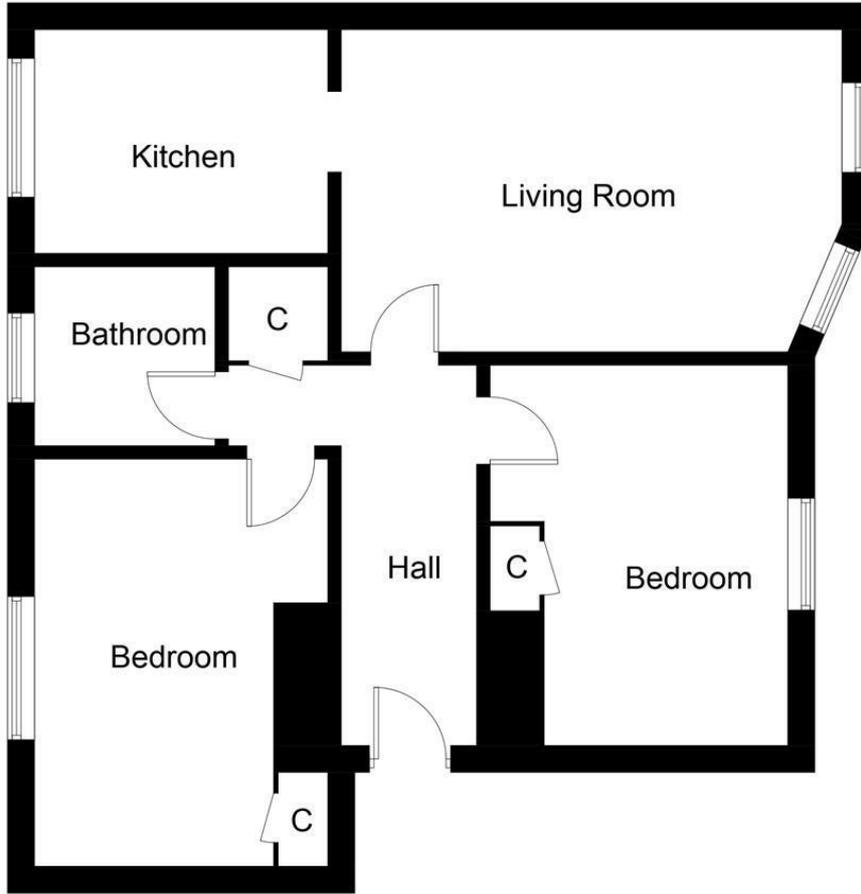
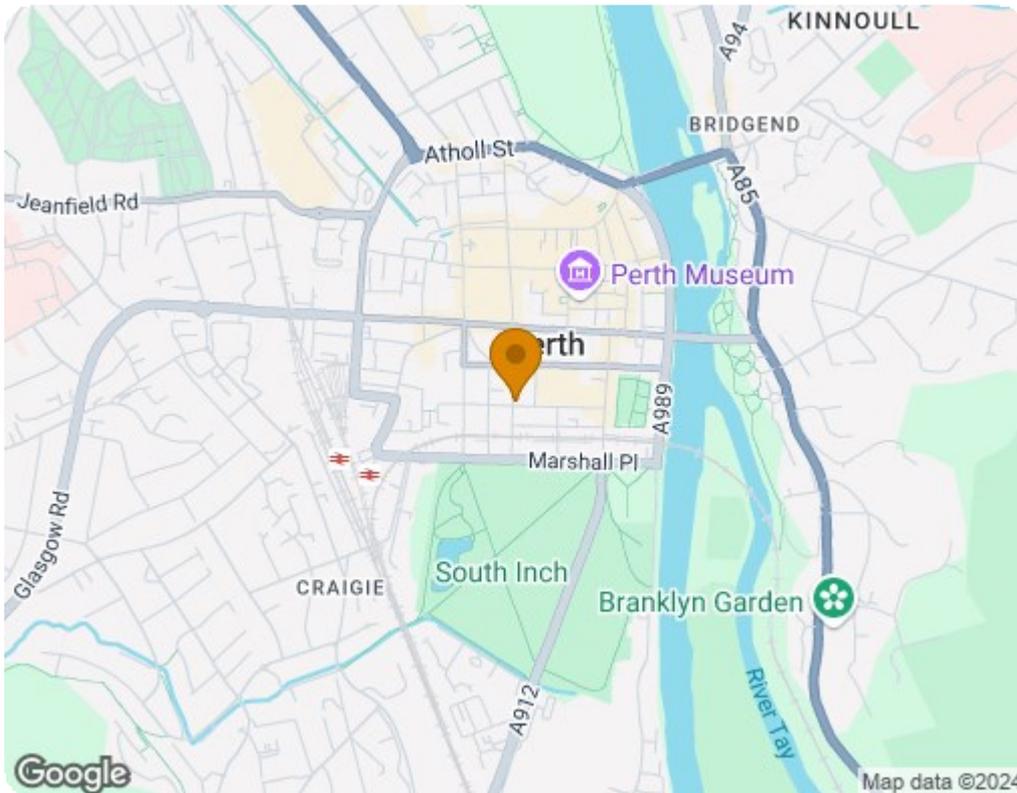


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1111932)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(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