

Simple Approach



Estate Agents



**Flat 3, 2 Atholl Court, Perth  
PH1 5HX**

**Offers over £89,950**

Located within the sought-after development of Atholl Court, this two-bedroom first-floor flat offers a fantastic opportunity for first-time buyers, couples, or investors. Situated in an excellent central location, the property is within easy walking distance of Perth city centre's wide array of amenities including shops, restaurants, transport links, and leisure facilities. The accommodation is light and welcoming throughout, comprising a bright and spacious lounge, a good sized kitchen with ample storage and workspace, and a bathroom fitted with a white suite. Both bedrooms are generously sized, offering comfortable living and sleeping space. A particularly valuable feature is the large internal storage cupboard, providing practical space that enhances everyday convenience.

Further benefits include gas central heating ensuring year-round comfort and energy efficiency. This conveniently located flat would suit a variety of buyers, whether you're looking to get on the property ladder, downsize, or add to a rental portfolio. Early viewing is highly recommended to appreciate the space and location on offer.

### Lounge

14'0" x 11'11" (4.28 x 3.65 )

### Kitchen

11'11" x 7'5" (3.65 x 2.27 )

### Bedroom One

14'4" x 9'5" (4.39 x 2.89)

### Bedroom Two

7'1" x 10'4" (2.17 x 3.17)

### Bathroom

7'4" x 5'8" (2.25 x 1.74 )

### Storage Cupboard

5'4" x 7'11" (1.64 x 2.43)



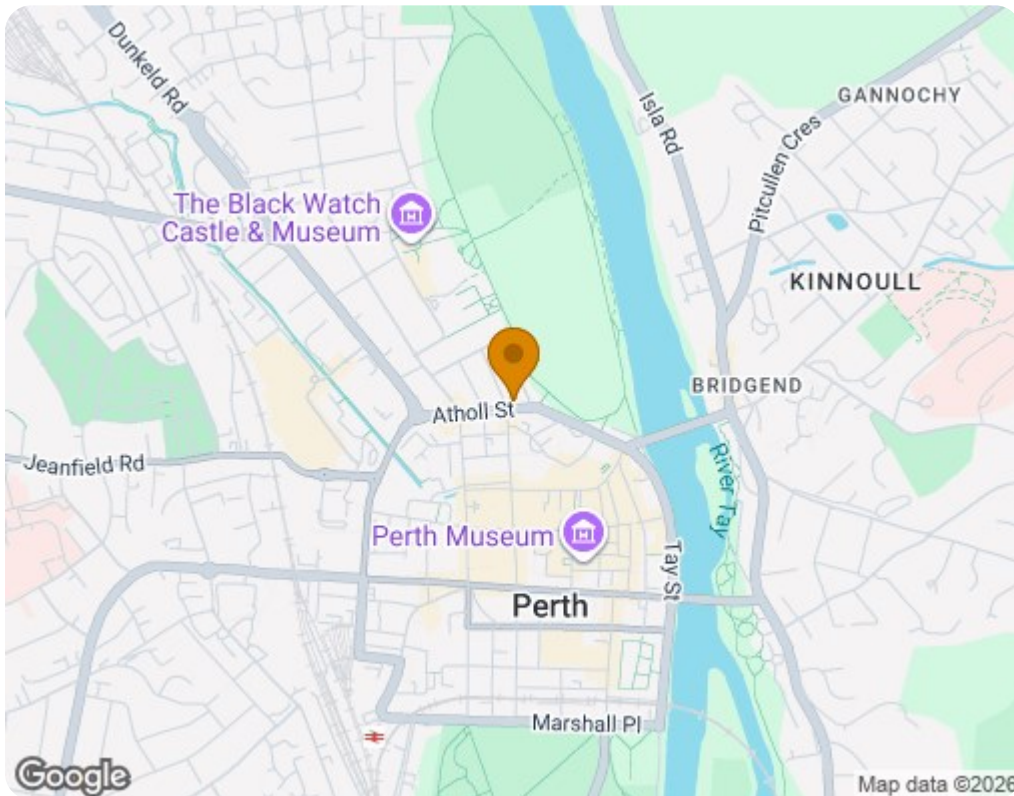


- First Floor Flat
- Good Sized Kitchen
- Sought After Location

- Two Generous Bedrooms
- On Street Parking
- Ideal For First Time Buyers & Investors

- Bright Lounge
- Gas Central Heating
- Think this might be the property for you? Contact our mortgage team to discuss your options — we have appointments available today!





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Scotland</b>		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) <b>A</b>		
(81-91) <b>B</b>	86	86
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>Scotland</b>		EU Directive 2002/91/EC