

Simple Approach



**Flat 1 Windside Buildings Charlotte Street, Perth
Perthshire PH1 4NB**

Offers over £99,995

Located on the sought-after Charlotte Street in the heart of Stanley, this attractive two-bedroom ground floor flat offers a fantastic opportunity for a range of buyers, including first-time purchasers, downsizers, or investors looking for a rental-ready property. The flat is well-presented throughout, featuring a welcoming entrance hallway that leads to a spacious lounge with ample natural light. The kitchen is fitted with a range of base and wall units, providing generous storage and workspace. There are two well-proportioned bedrooms and the bathroom is equipped with a white suite and includes a bath with shower over, WC, and wash basin.

The property benefits from wet-electric central heating and full double glazing, ensuring year-round comfort and energy efficiency. Situated within walking distance of local shops, schools, and transport links, this flat combines practical living with a convenient location. Viewing is essential to appreciate all that is on offer here at Charlotte Street, Stanley.

Lounge

11'1" x 12'3" (3.40 x 3.74)

Kitchen

7'8" x 8'10" (2.35 x 2.71)

Bedroom One

10'6" x 12'2" (3.21 x 3.72)

Bedroom Two

10'7" x 8'8" (3.23 x 2.65)

Bathroom

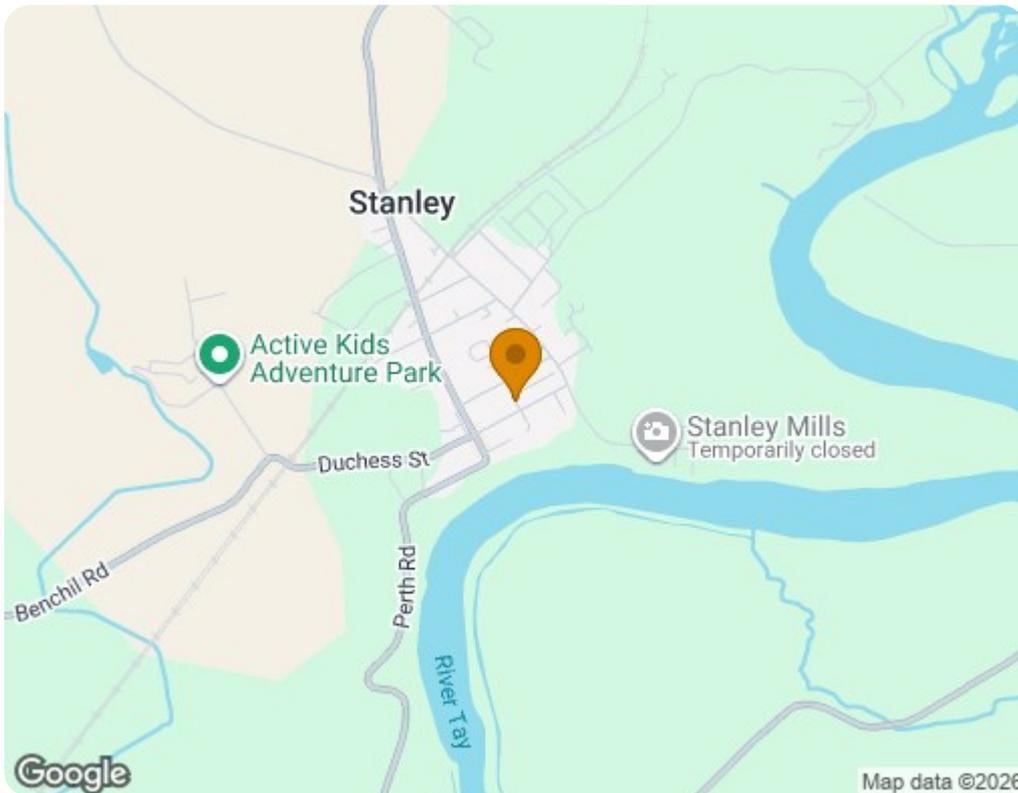
7'1" x 5'3" (2.18 x 1.62)





- Ground Floor Flat
- Highly Sought After Location
- Think this might be the property for you? Contact our mortgage team to discuss your options — we have appointments available today!
- Well Presented Throughout
- On Street Parking To The Front
- Two Bedrooms
- Wet Electric Heating & Double Glazing





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	67	76
EU Directive 2002/91/EC		
Scotland		
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
	40	56
EU Directive 2002/91/EC		
Scotland		