

Simple Approach



85f Watergate, Perth  
PH1 5TF

Offers over £49,500

Simple Approach are pleased to welcome this spacious Attic floor maisonette on Watergate to the Perthshire Residential market. Set within the heart of Perth City Centre this property could not be better situated to take advantage of all amenities found just seconds away such as cafes, supermarkets, restaurants and shops to name a few. This property would be the ideal purchase for any first time buyer or investor looking for a well located property in move-in condition throughout. Watergate enjoys a spacious lounge with open plan kitchen, shower room and a sizeable bedroom on the upper floor. The property further benefits from gas central heating, double glazing, communal courtyard and on-street parking available with parking permits at an affordable annual rate. Viewing is essential to appreciate the overall space and excellent location on offer here at Watergate.

### Entrance Hallway

10'0" x 2'6" (3.05 x 0.77)

### Shower room

6'0" x 6'2" (1.84 x 1.88)

### Kitchen

6'2" x 5'9" (1.90 x 1.77)

### Lounge

17'1" x 12'0" (5.22 x 3.68)

### Bedroom

8'3" x 16'2" (2.52 x 4.94)



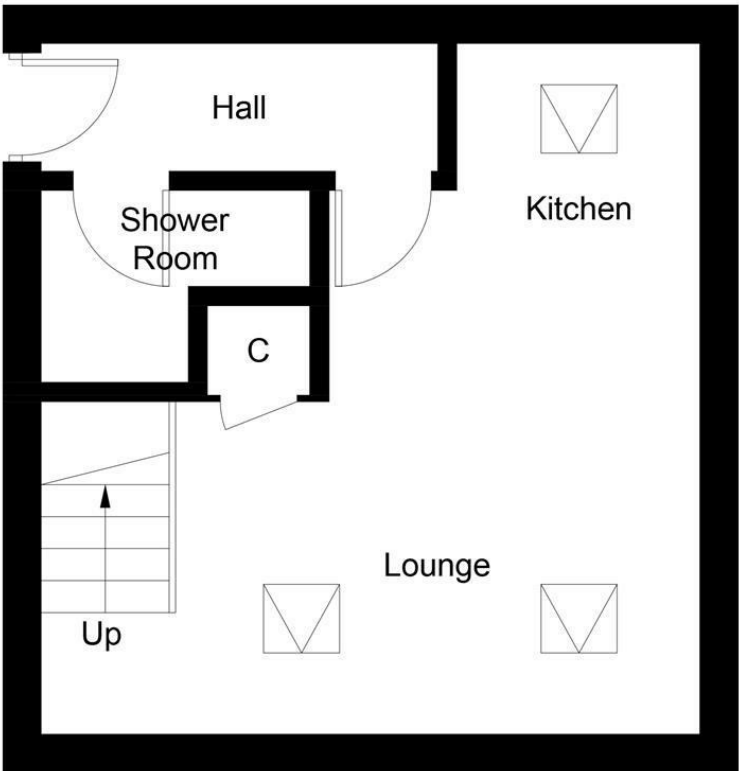




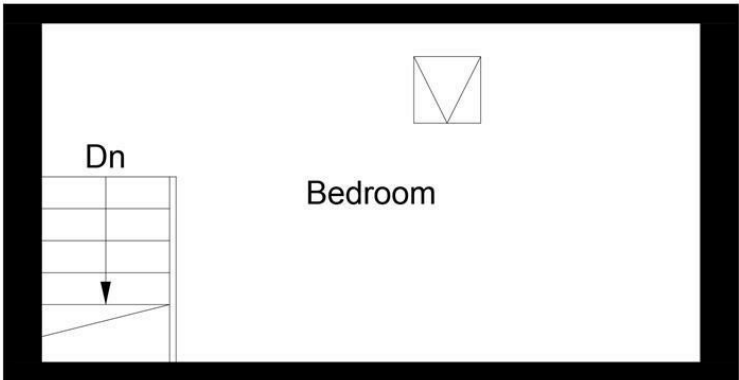
- One Bedroom Maisonette
- Open Plan Kitchen/ Lounge
- Move-In Condition Throughout
- Ideal Location To Take Advantage Of All Local Amenities
- Easy Access To Transport Links To The Larger Cities
- White Goods and Bed Frame Can Be Sold Via Seperate Negotiation
- Gas Central Heating
- On Street Parking
- Communal Courtyard



Approximate Gross Internal Area = 41.4 sq m / 446 sq ft

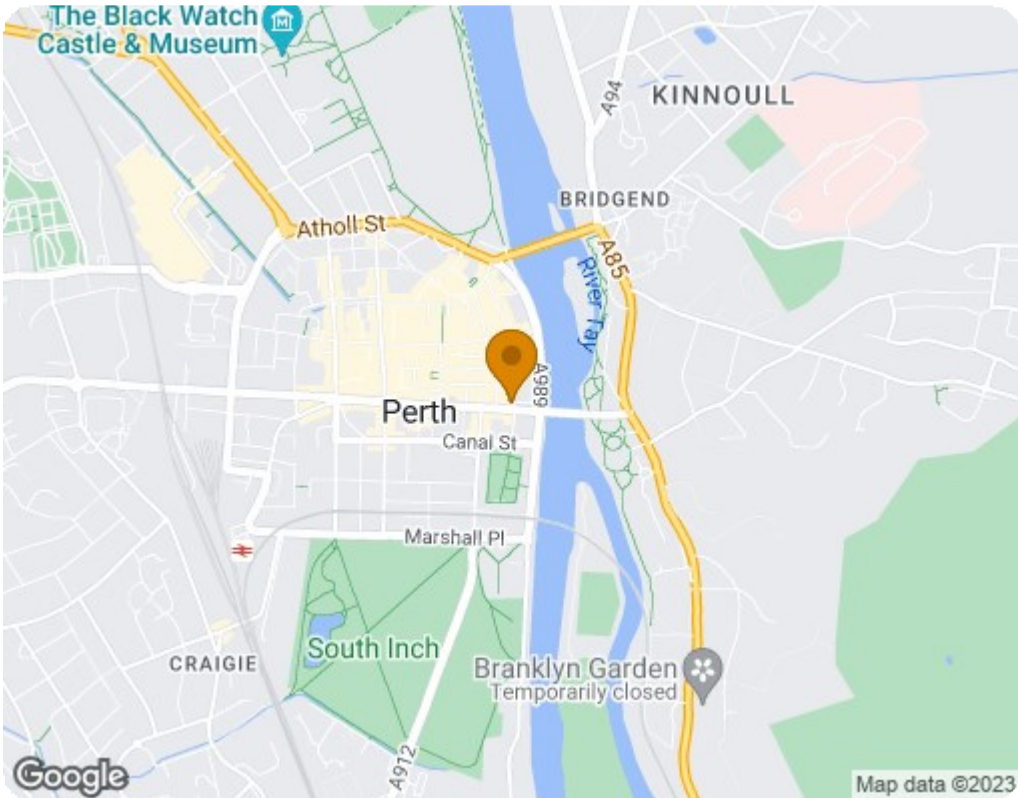


Lower Floor



Upper Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1013934)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	76	76
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B	79	79
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Scotland EU Directive 2002/91/EC		