

Simple Approach



**1B Abbot Street, Perth
PH2 0EB**

Fixed asking price £71,000

Located in a popular and established residential area, this well-presented first floor flat offers a fantastic opportunity for first-time buyers, buy-to-let investors, or those looking to downsize. The property is situated on Abbot Street, just a short distance from Perth city centre and within easy reach of local amenities, transport links, and recreational spaces. The accommodation is bright and spacious throughout, comprising a welcoming hallway, a spacious lounge with ample space for both living and dining furnishings, and a well-proportioned double bedroom. The kitchen is a good size, fitted with a range of units. The bathroom is fresh, finished in crisp white and featuring a full-size bath with shower over. Further benefits include electric heating, and double glazing. On-street parking is available directly to the front of the property, and the building is set within a quiet location. This charming flat combines comfort, practicality, and excellent value in a desirable Perth location – early viewing is highly recommended.

Lounge

10'9" x 12'2" (3.29 x 3.72)

Kitchen

10'2" x 5'5" (3.12 x 1.66)

Bedroom

12'0" x 8'9" (3.68 x 2.69)

Bathroom

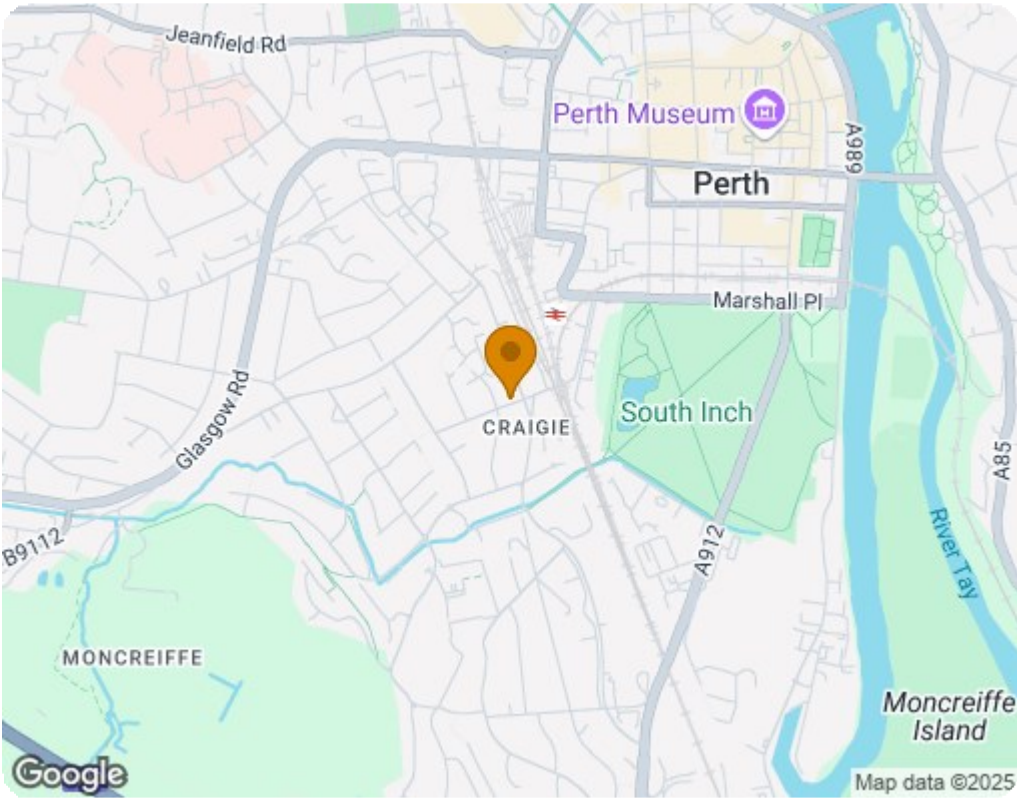
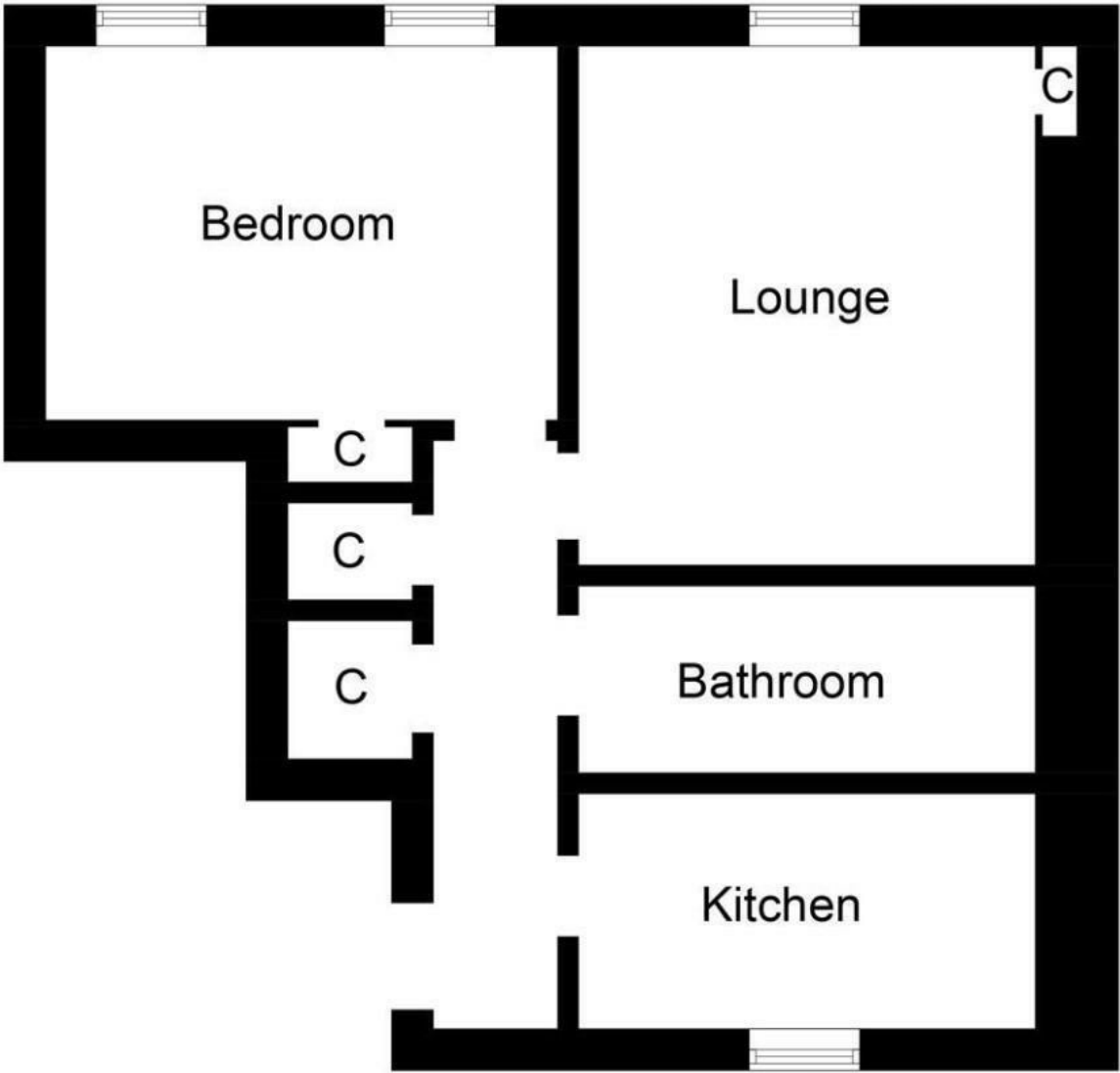
10'4" x 4'4" (3.15 x 1.33)





- First Floor Flat
- Sought After Location
- White Goods & Curtains are included in the sale
- One Generous Bedroom
- On Street Parking
- Spacious Accommodation Throughout
- Electric Heating & Double Glazing





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		
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