

Simple Approach



Estate Agents



**110 Scott Street, Perth  
Perthshire PH2 8LU**

**Offers over £154,950**

\*\*\*\*\* CLOSING DATE SET WEDNESDAY 6TH APRIL 12 NOON \*\*\*\*\*

Simple Approach are delighted to offer this very attractive three bedroom apartment on Scott Street to the Perthshire market. This great property is conveniently placed right by the beautiful South Inch and just a few minutes walk away from Perth's City Centre, ideal for any buyer looking to be close to all local amenities with quick access to larger cities via the nearby Perth Bus & Train Stations. Boasting sought after features such as gas central heating and double glazing. This beautifully presented property comprises three good sized bedroom, a bright and spacious lounge area, a modern kitchen and a chic white bathroom which benefits from a shower over bath facility. This property lends itself to a wide range of buyers and would be the ideal purchase for any property investor or first-time buyer looking for a centrally-located home in move in condition throughout. Viewing is highly recommended to truly appreciate the property on offer.

**Lounge**

13'3" x 14'7" (4.06 x 4.47)

**Entrance Vestibule**

4'8" x 4'1" (1.44 x 1.25)

**Entrance Hallway**

18'8" x 4'8" (5.69 x 1.44)

**Kitchen**

9'8" x 15'9" (2.95 x 4.82)

**Bedroom 1**

13'4" x 8'0" (4.08 x 2.46)

**Bedroom 2**

13'3" x 8'0" (4.04 x 2.46)

**Bedroom 3**

13'9" x 12'9" (4.21 x 3.91)

**Boxroom**

9'8" x 5'2" (2.95 x 1.59)

**Bathroom**

5'2" x 7'2" (1.59 x 2.20)

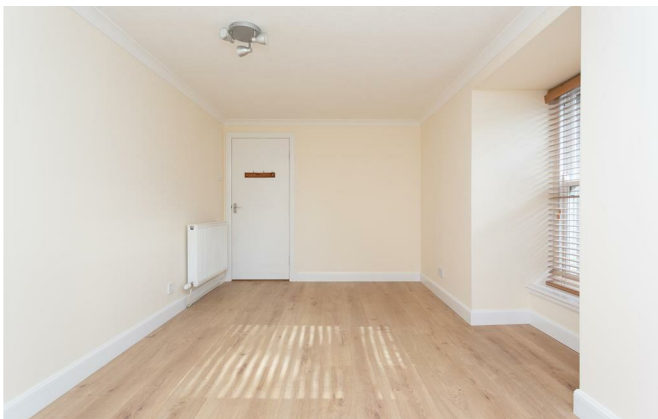
**Location**

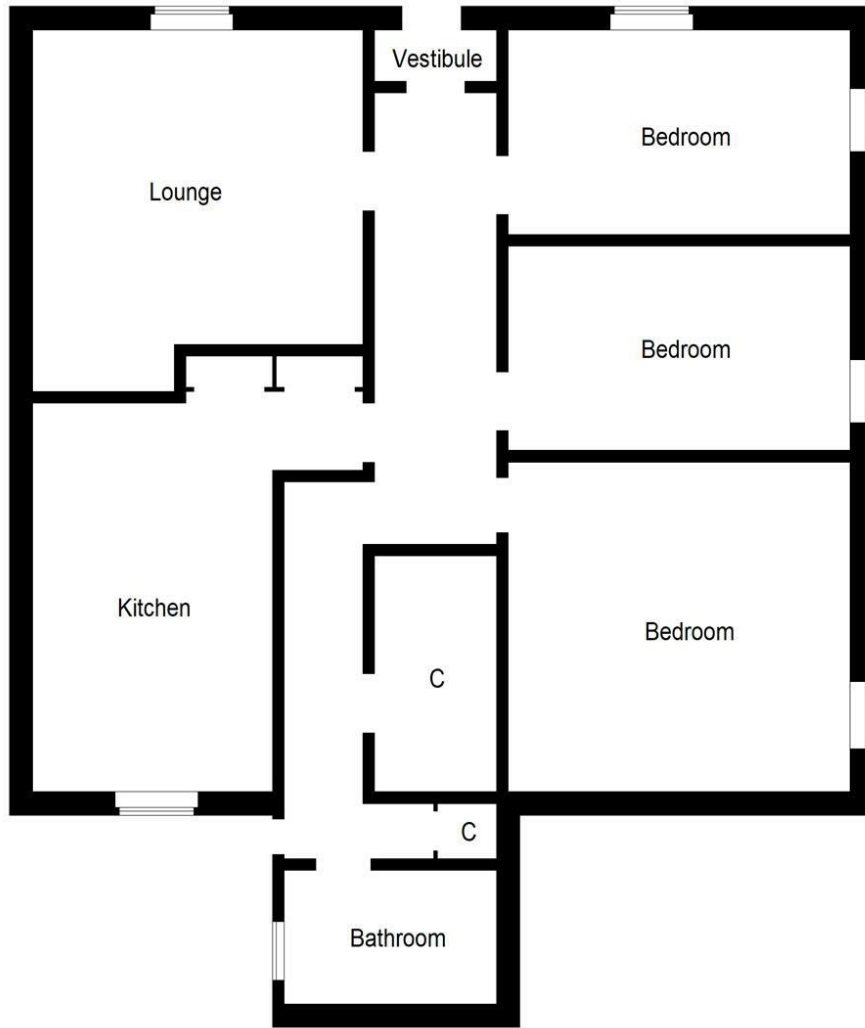
The property is set next to the city centre with all of Perth's amenities and leisure facilities just a short walk away. The City Centre offers a variety of High Street shopping and plenty of amenities such as restaurants, pubs and cafes, as well leisure facilities such as Perth Leisure Pool, Bells Sports Centre and Dewars Ice Rink all just minutes away. For the commuter, Perth Train and Bus Stations are also close to hand with easy access to the major road networks to the larger cities of Dundee, Edinburgh, Stirling and Glasgow.





- Well Presented Ground Floor Apartment
- Large Fully Fitted Kitchen
- Excellent Move-in Condition Throughout
- Bright Spacious Lounge
- Desirable Area
- Three Good Sized Bedrooms
- Close To All Local Amenities





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>	76	80
(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		
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>		
(69-80) <b>C</b>	74	80
(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		
EU Directive 2002/91/EC		