

Simple Approach



Estate Agents



**5-3 County Place, Perth**  
**Perthshire PH2 8EE**

**Offers over £58,950**

## 5-3 County Place, Perth, Perthshire PH2 8EE

An excellent opportunity to purchase a well-located second floor flat in the heart of Perth city centre, ideal for first-time buyers, buy-to-let investors, or as a convenient city base. Positioned on County Place, this one-bedroom property offers comfortable accommodation comprising a bright lounge, separate kitchen with fitted units, a double bedroom, and a bathroom with a three-piece suite. The flat benefits from electric heating and full double glazing, providing warmth and efficiency throughout.

Its central location offers immediate access to Perth's wide range of shops, restaurants, cafes, and excellent public transport links, including the nearby bus and train stations. This property presents great potential for those looking to step onto the property ladder or expand a rental portfolio in a high-demand area. Viewing is essential to appreciate all that County Place has to offer.

### Lounge

10'2" x 11'5" (3.12 x 3.50)

### Kitchen

11'6" x 9'2" (3.51 x 2.81)

### Bedroom

7'3" x 12'3" (2.22 x 3.74)

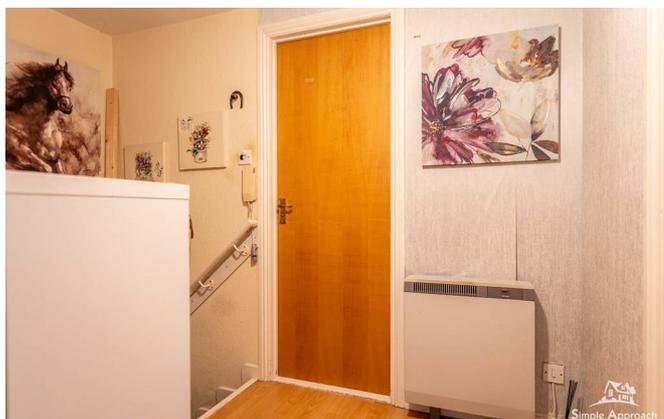
### Bathroom

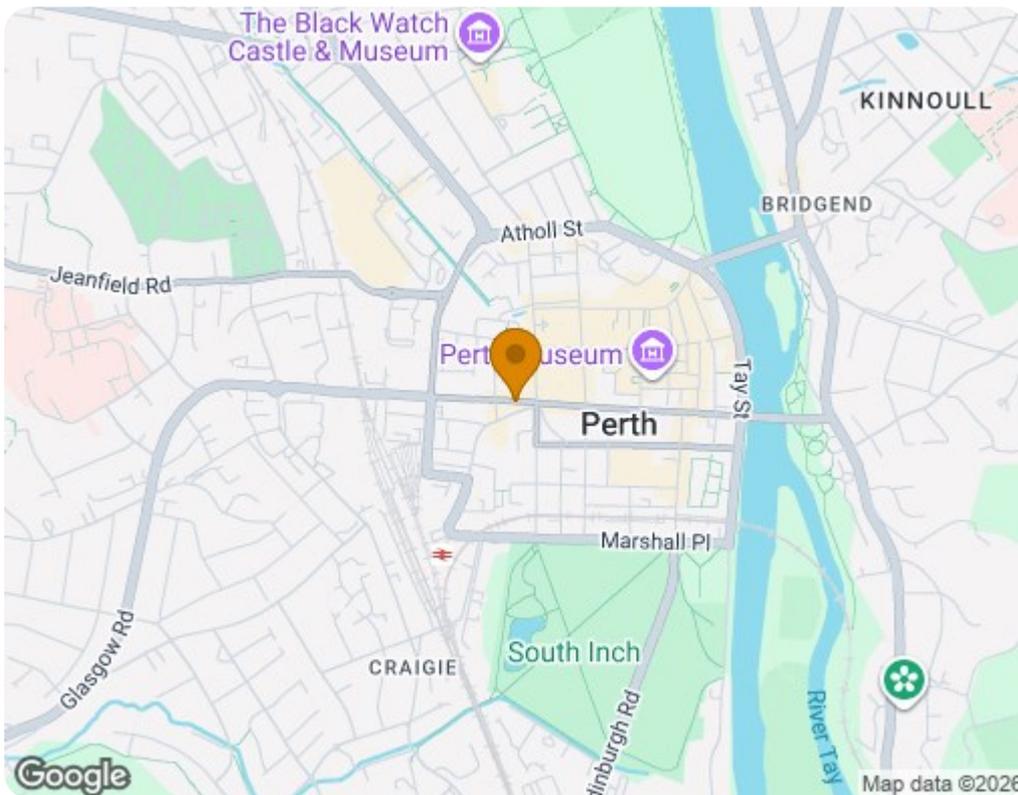
6'3" x 9'2" (1.93 x 2.81)





- Second Floor Flat
- Electric Heating
- Think this might be the property for you? Contact our mortgage team to discuss your options — we have appointments available today!
- City Centre Location
- Full Double Glazing
- One Bedroom
- Ideal For First Time Buyers Or Investors





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</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>		
(69-80) <b>C</b>		<b>73</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>49</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