



Flat 3C Atholl Street, Perth
PH1 5NH
Offers over £57,500

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Set within the heart of Perth, this fantastic property on Atholl Street is ideally placed to take advantage of all local amenities found such as high street shops, café quarter, restaurants, cinema and leisure facilities in the City Centre just a short walk away. With the North Inch across the street there is plenty of green space to enjoy. This flat compromises of an entrance hallway, a bright and spacious lounge, kitchen, one bedroom with fitted storage space and bathroom. This is the ideal property for any first time buyer or Buy To Let investor, viewing is essential to appreciate the space and excellent location on offer at this property.





- Overlooking The North Inch Just A Two Minute Walk From The River Tay
- Electric Central Heating
- City Center Location
- Recently Painted and New Carpets Put in
- Bright and Spacious Lounge
- Think this might be the property for you? Contact our mortgage team to discuss your options — we have appointments available today!
- Ideal for First Time Buyers or Investors



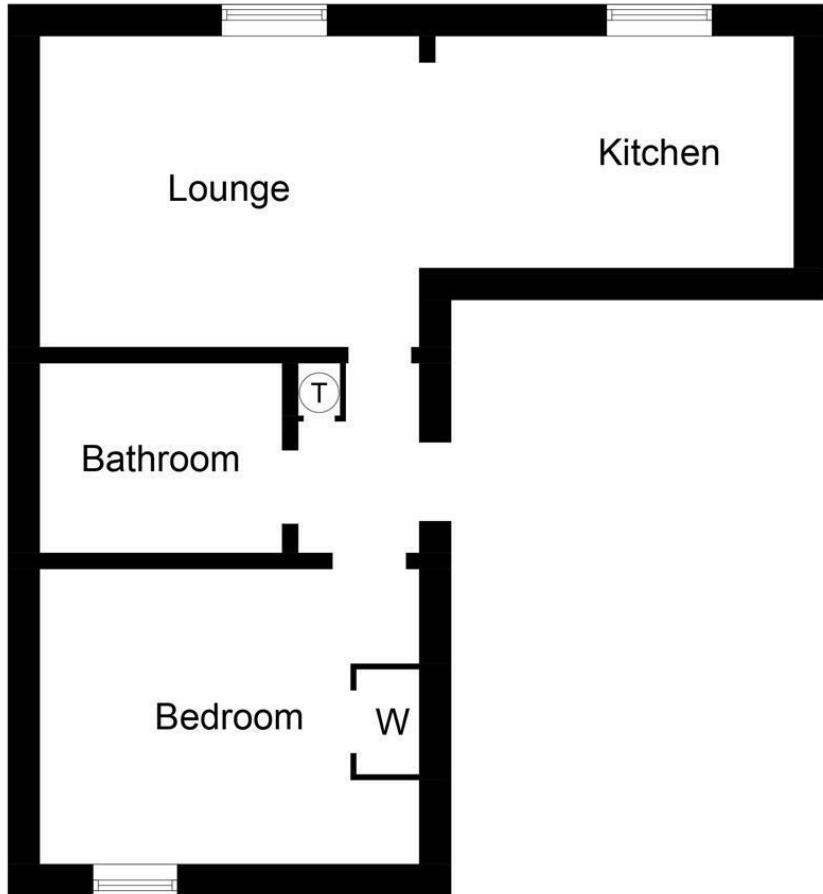
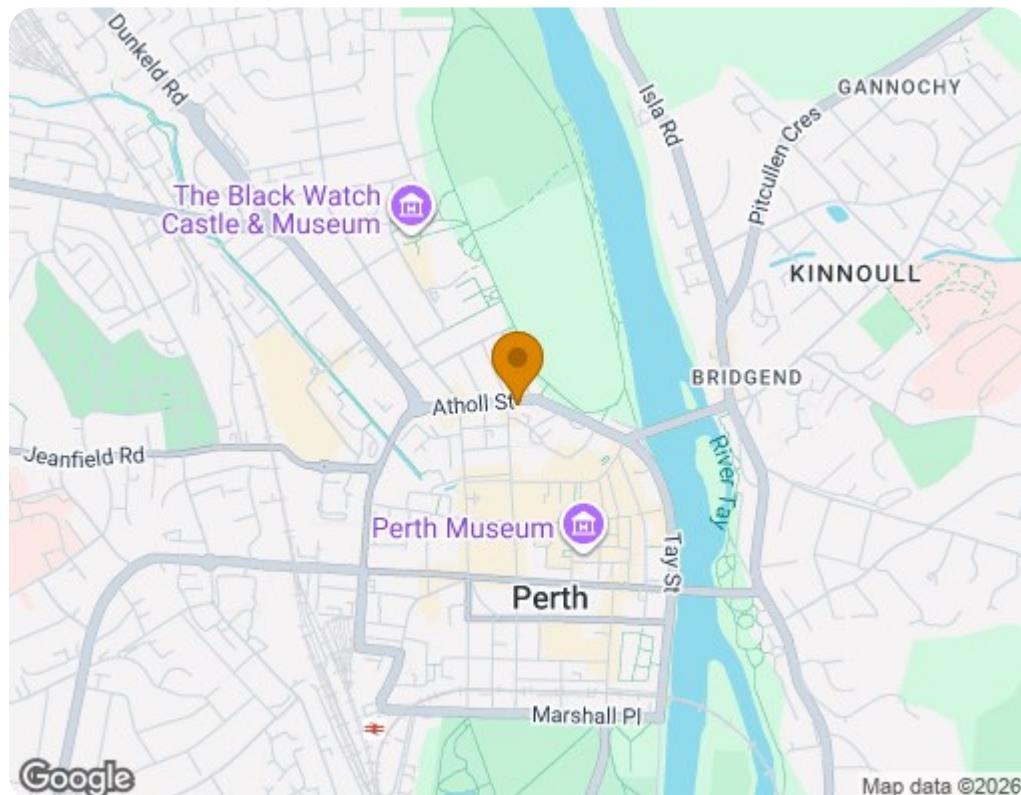


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D		60
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		75
(69-80)	C		
(55-68)	D		56
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	