



108F Scott Street, Perth
PH2 8LU
Offers over £69,995

Simple Approach are pleased to welcome this very well presented top floor flat on Scott Street to the Perthshire residential sales market. Located in the heart of the City Centre, this lovely property is ideally placed to take advantage of all the excellent local amenities found just seconds away. Scott Street offers spacious accommodation, comprising; a welcoming entrance, bright and spacious lounge, a good sized kitchen, two bedrooms and a bathroom with shower over bath facility. This property is ideally suited for professionals, couples or first time buyers looking for a spacious property in a central location. It also presents a fantastic opportunity for investors seeking a well-located property with excellent rental potential. This property further benefits from new energy efficient radiators and water heater along with fully insulated dormer roof. Viewing is essential to appreciate all that Scott Street has to offer.

Lounge

8'9" x 13'2" (2.68 x 4.03)

Kitchen

8'0" x 8'9" (2.44 x 2.68)

Bedroom 1

9'4" x 9'10" (2.87 x 3.02)

Bedroom 2

6'7" x 9'5" (2.02 x 2.88)

Bathroom

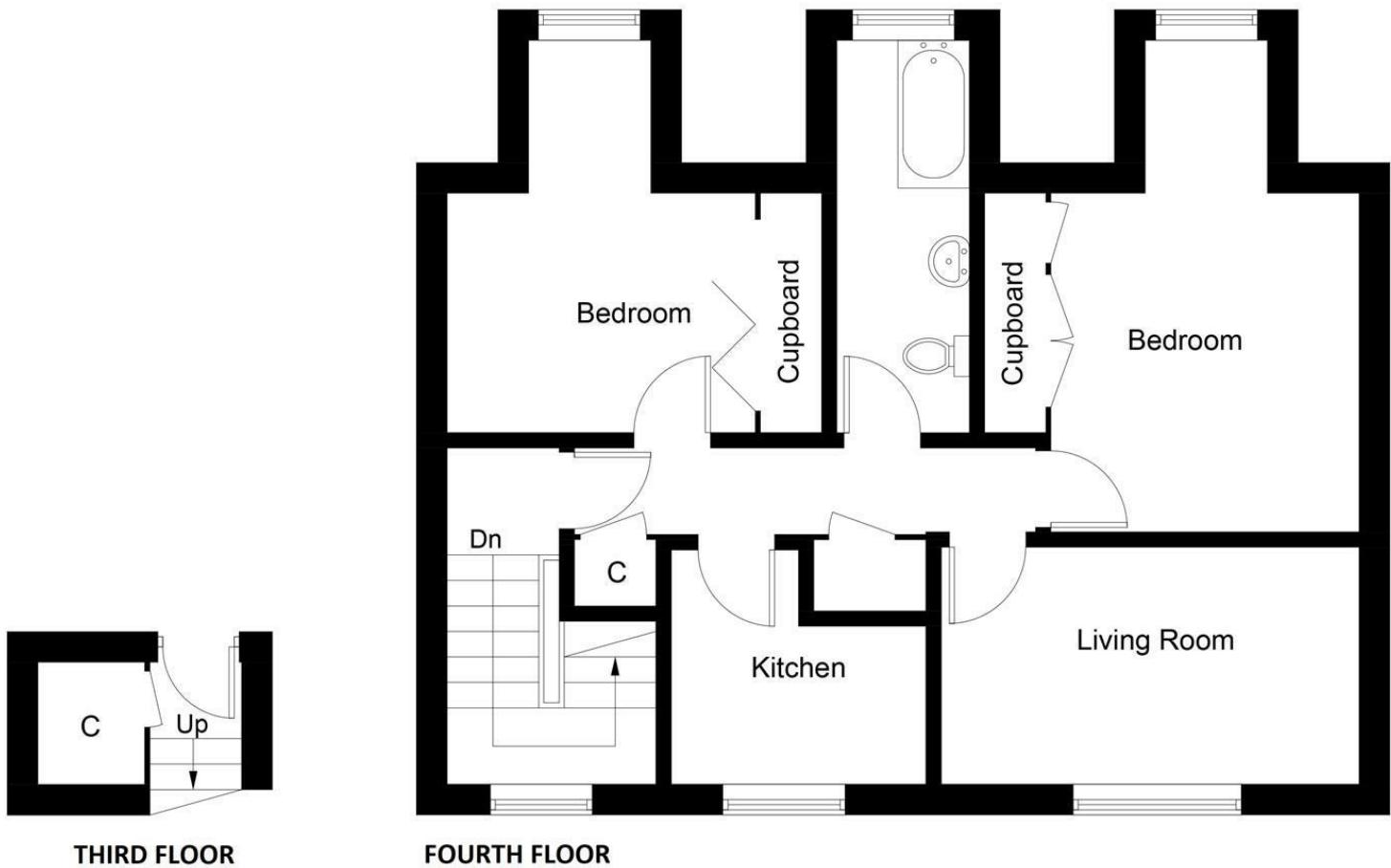
11'10" x 4'5" (3.63 x 1.37)





- Top Floor Spacious Apartment With Very Sought After Views
- Good Sized Kitchen
- Great Views To The Front & Back Of The Apartment
- Two Bedrooms
- Very Quiet City Centre Location
- Energy Efficient Radiators and Water Heater
- Bright & Spacious Lounge
- Ideal For First Time Buyers & Investors
- Fully Insulated Dormers

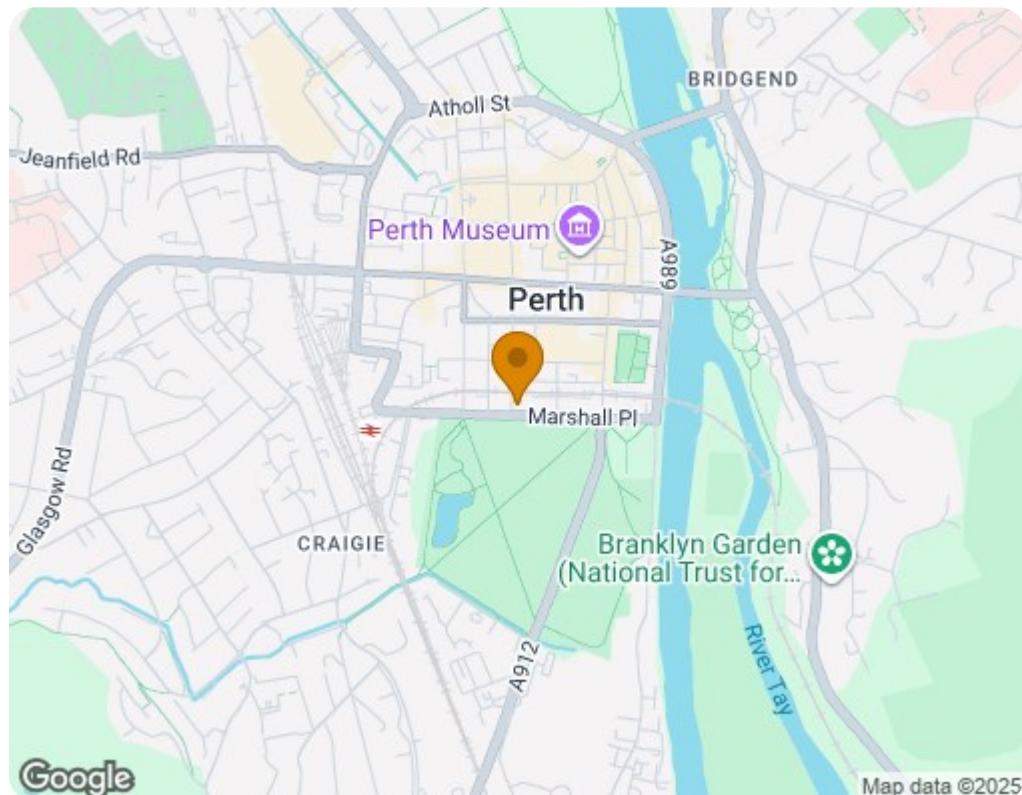




THIRD FLOOR

FOURTH FLOOR

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1184514)



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		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	