

Simple Approach



**79, Flat 3 Watergate, Perth**

**PH1 5TF**

**Offers over £59,950**

This top floor flat on Watergate, Perth offers a fantastic investment opportunity right in the heart of the city centre. Being sold with the current tenants in situ, it provides immediate rental income for landlords looking to expand or start their portfolio. The accommodation comprises a spacious and bright lounge, a fitted kitchen, two well-proportioned bedrooms, and a bathroom. The property benefits from electric heating and double glazing, ensuring comfort and efficiency throughout the year. Ideally positioned within walking distance of local amenities, shops, cafes, and transport links, this centrally located flat is perfectly placed to attract and retain tenants, making it a smart addition to any investment portfolio.

**Lounge**

14'0" x 16'5" (4.27 x 5.02)

**Kitchen**

5'9" x 10'6" (1.76 x 3.22)

**Bedroom One**

9'0" x 12'11" (2.75 x 3.96)

**Bedroom Two**

7'4" x 11'2" (2.26 x 3.41)

**Family Bathroom**

5'9" x 7'1" (1.77 x 2.17)





- Top floor flat
- Investment opportunity - tenants in situ
- Two bedrooms
- Electric heating and double glazing
- City centre location
- Spacious accommodation





 = Reduced headroom below 1.5m / 5'0

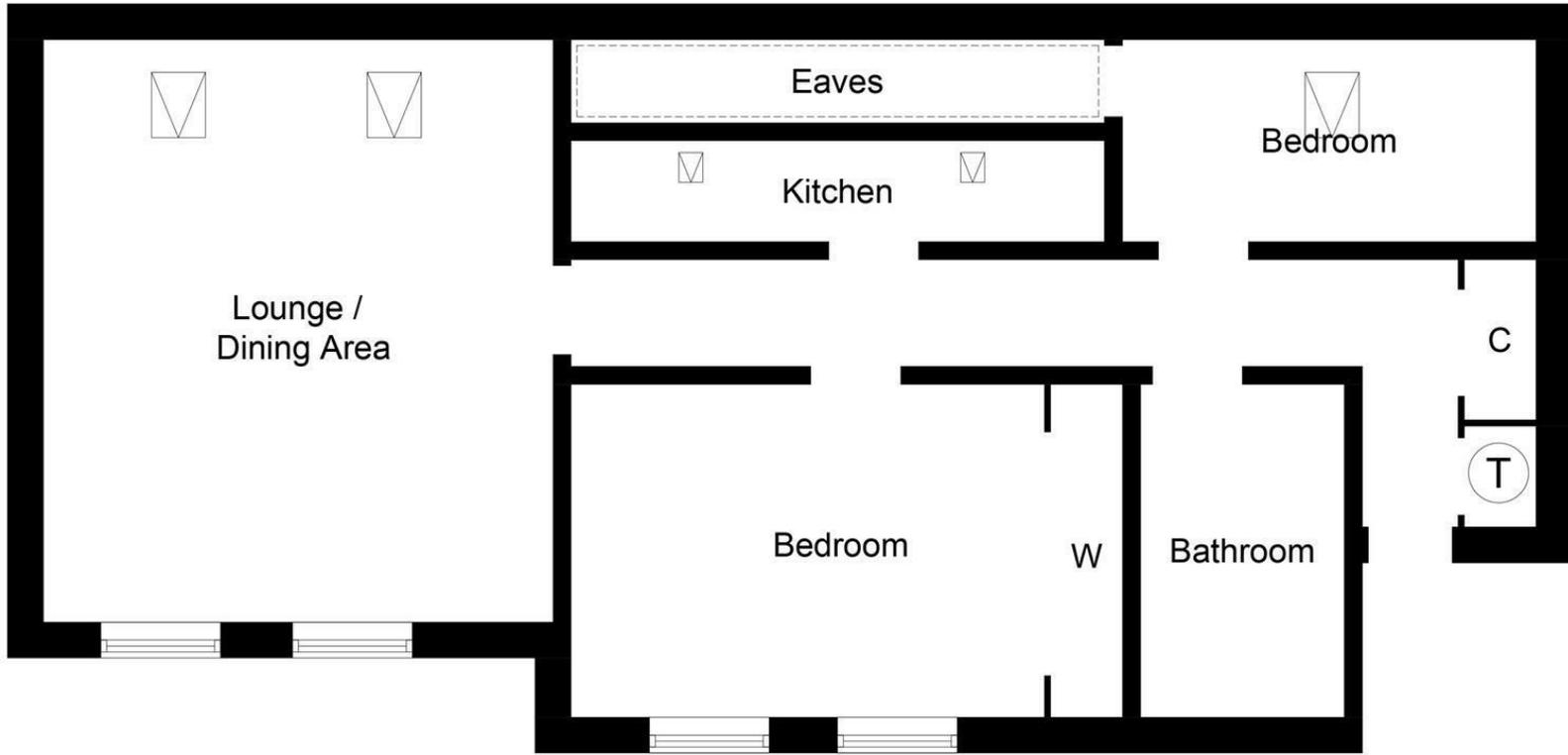
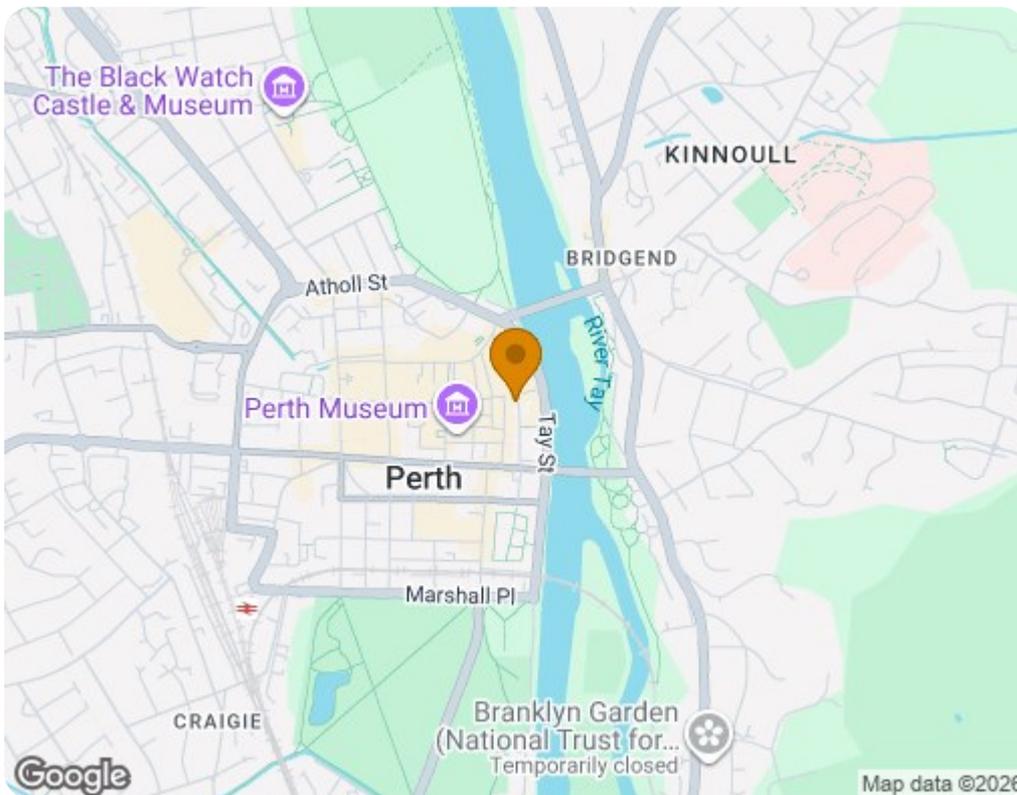


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1277063)



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>			69
(55-68) <b>D</b>			
(39-54) <b>E</b>		48	
(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>		84	
(69-80) <b>C</b>			73
(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			
<b>Scotland</b>		EU Directive 2002/91/EC	