

Simple Approach



**37E Friar Street, Perth  
PH2 0EG**

**Offers over £89,950**

Located in a sought-after area of Perth, this bright and beautifully maintained one-bedroom flat offers generous, well-designed accommodation ideal for first-time buyers, professionals, or investors. The flat features a spacious double bedroom with room for additional furnishings. A modern kitchen, providing excellent storage and worktop space, perfect for everyday living. The fresh, white bathroom is tastefully finished, offering a clean and contemporary feel. The sizeable lounge is the heart of the home, filled with natural light and ideal for relaxing or socialising. Comfort is assured year-round with efficient electric heating and full double glazing throughout. Additional benefits include on-street parking and easy access to local amenities, transport links, and Perth city centre. This is a fantastic opportunity to secure a stylish, move-in-ready property in a prime location.

### Lounge

13'7" x 13'1" (4.16 x 4.01)

### Kitchen

9'6" x 9'1" (2.90 x 2.77)

### Bedroom

7'8" x 10'6" (2.35 x 3.22)

### Bathroom

4'11" x 7'5" (1.50 x 2.27)







- Well Presented Top Floor Flat
- Electric Heating & Double Glazing
- Immaculate Communal Garden
- One Generous Bedroom
- On Street Parking
- Brand New Modern Kitchen
- Highly Sought After Location



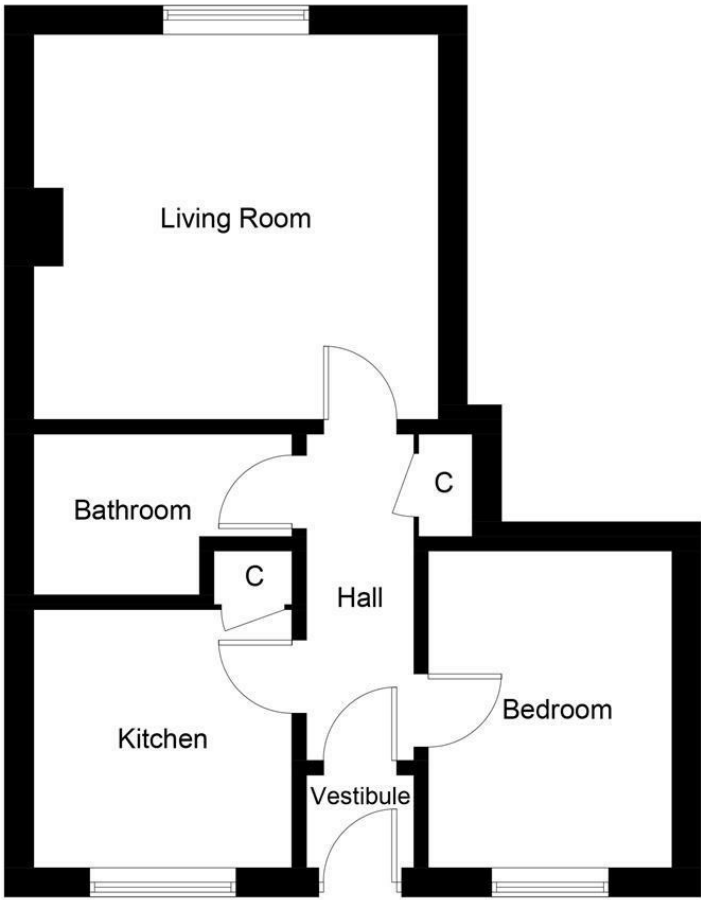
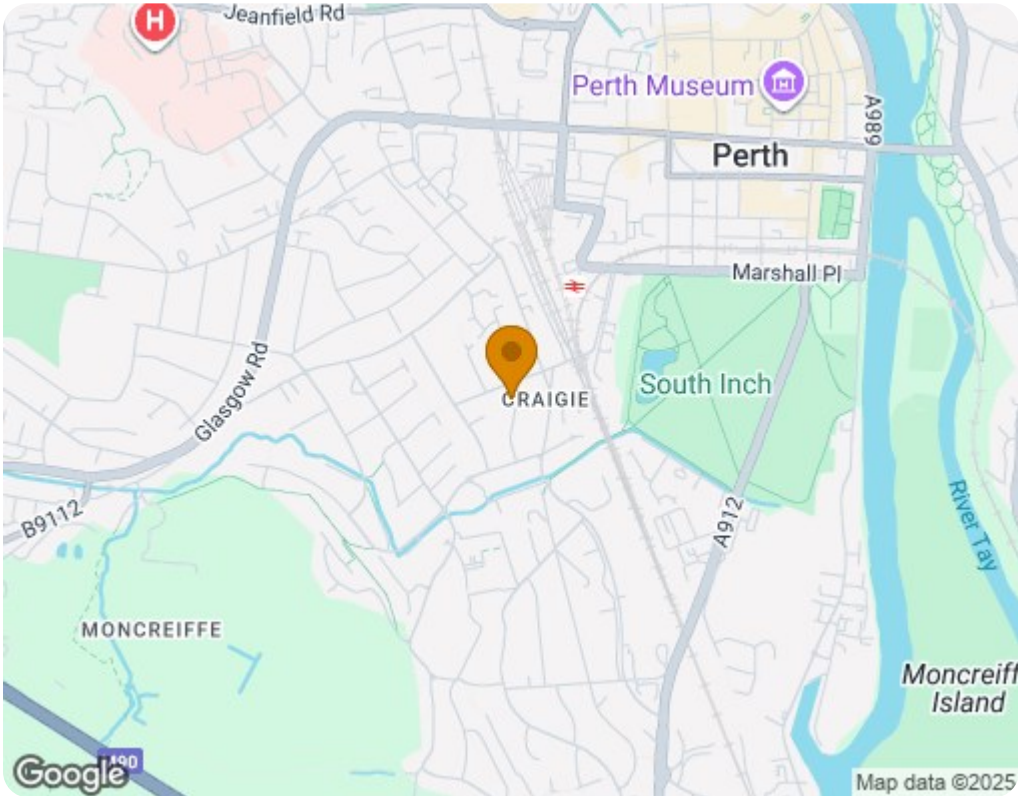


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1213111)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	77
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A	92	92
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Scotland		EU Directive 2002/91/EC