

Simple Approach



**12c St. Catherines Road, Perth**  
**Perthshire PH1 5SE**

**Offers over £79,000**



Ideally situated in a central and convenient location, this welcoming first-floor flat offers an excellent opportunity for first-time buyers, downsizers, or buy-to-let investors. The property is well laid out and benefits from generous room proportions, and ample storage. The accommodation comprises a bright and spacious lounge, the well-proportioned kitchen offers good storage and worktop space, making it both practical and functional for everyday living. There are two bedrooms, each featuring fitted storage, and a well-appointed bathroom completes the internal layout.

Additional benefits include gas central heating and double glazing, ensuring warmth, energy efficiency, and low running costs year-round. Located just a short walk from Perth city centre, the property enjoys close proximity to a wide range of local amenities, shops, cafés, transport links, and leisure facilities — making it a superb choice for those seeking convenience and accessibility. With its excellent location, well-presented interior, and attractive price point, this property represents a fantastic opportunity and early viewing is highly recommended.

### **Kitchen**

10'0" x 8'2" (3.05 x 2.49 )

### **Lounge**

10'8" x 10'8" (3.26 x 3.26)

### **Bedroom One**

12'2" x 8'11" (3.72 x 2.74)

### **Bedroom Two**

12'1" x 10'4" (3.70 x 3.15)

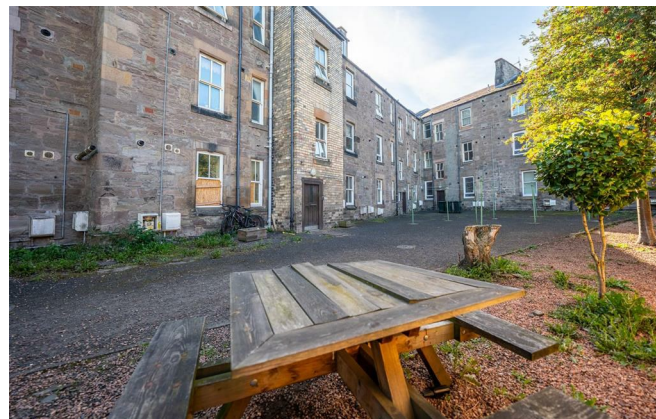
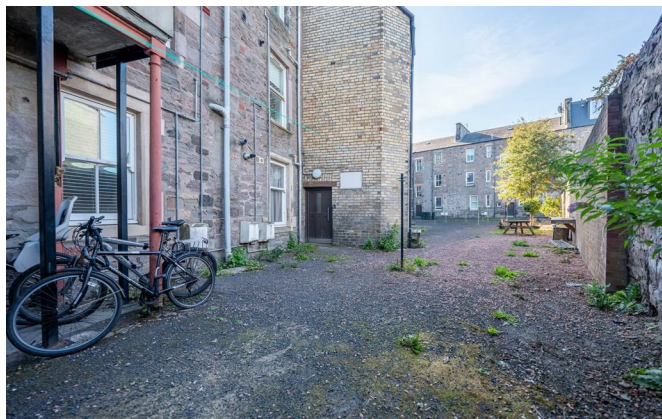
### **Bathroom**

9'9" x 4'11" (2.98 x 1.51)

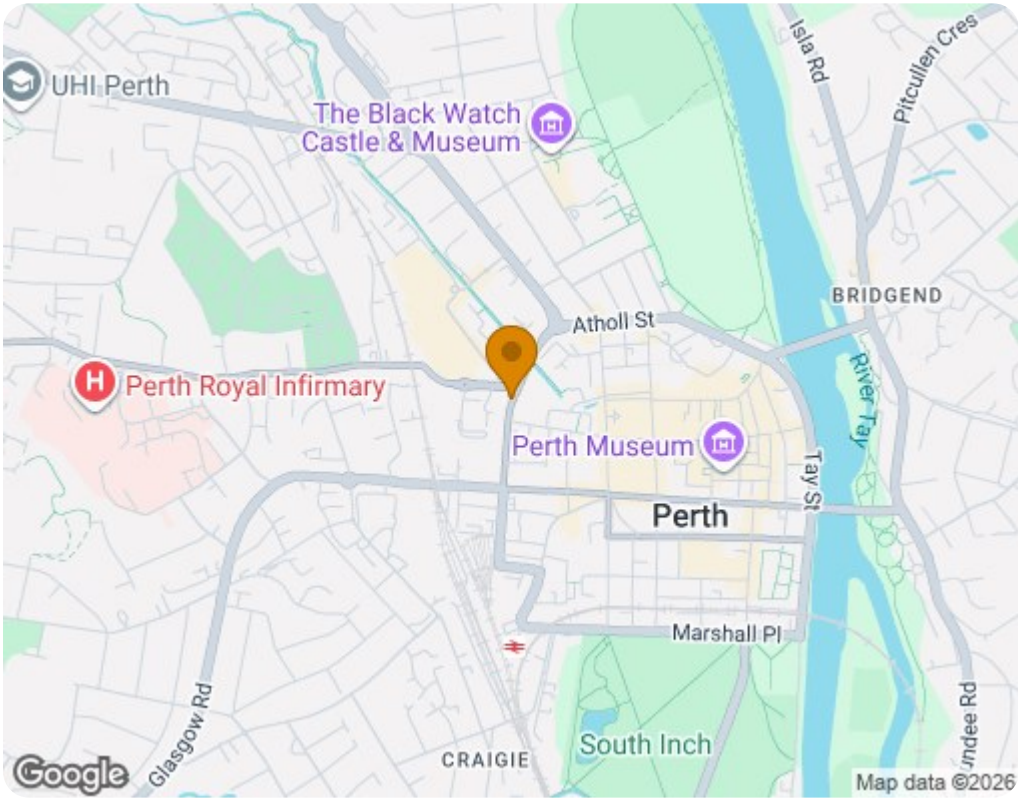
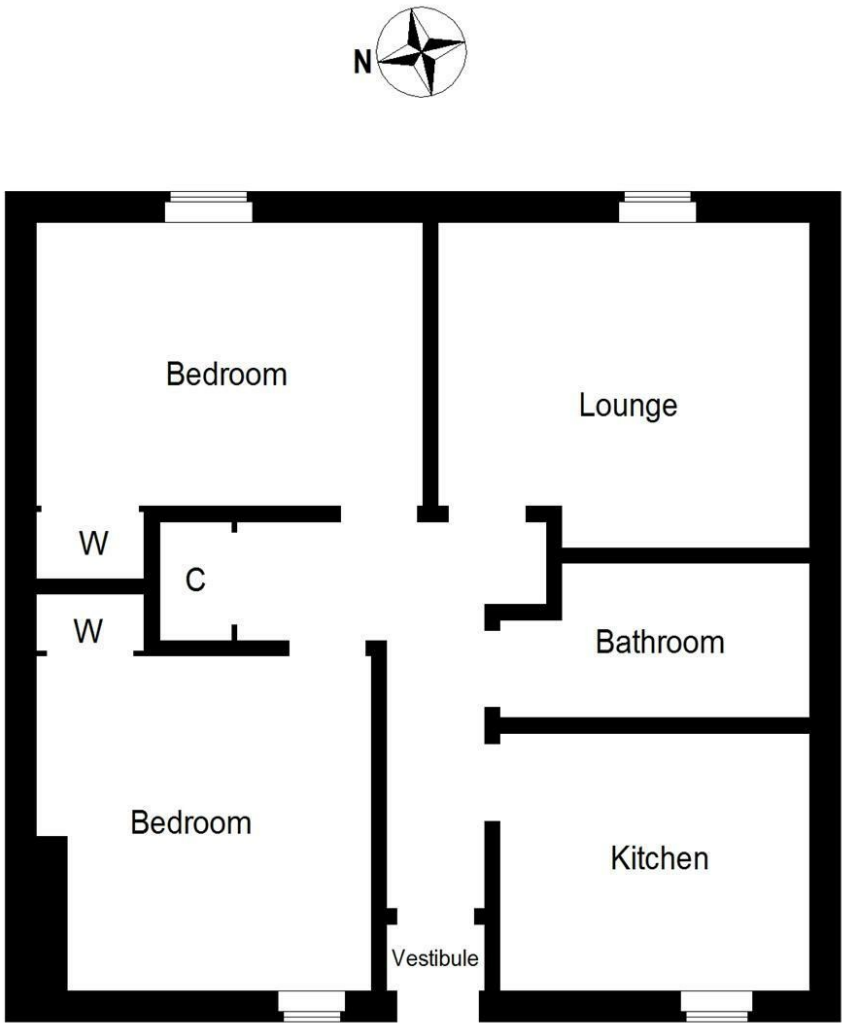




- First Floor Flat
- Gas Central Heating & Double Glazing
- Ideal For First Time Buyers, Downsizers Or Investors
- Two Generous Bedrooms
- Good Sized Kitchen
- Think this might be the property for you? Contact our mortgage team to discuss your options — we have appointments available today!
- Great Fitted Storage
- Highly Sought After Location







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	78
(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		
(81-91) B	81	86
(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		