

Simple Approach



Estate Agents



**66-68 Flat 1 Victoria Street, Perth
Perthshire PH2 8JS**

Offers over £108,000

Simple Approach are delighted to welcome this well presented ground floor flat on Victoria Street to the Perthshire residential market. Ideally placed to take advantage of the numerous amenities available in the city centre just seconds away as well as to Perth Train & Bus Station both located nearby. The property comes to the market in brilliant condition throughout, with a fully fitted kitchen, a white bathroom with shower over bath facility, a bright and spacious lounge and two sizeable double bedrooms. Ample on street parking is available to the front, parking permits are available via PKC. This great property lends itself to a wide range of purchasers and is the ideal purchase for any first time buyer or investor looking for a well-located home in move-in condition throughout. Viewing is absolutely essential to appreciate the modern and stylish accommodation on offer.

Kitchen

10'10" x 8'7" (3.32 x 2.62)

Bedroom

10'11" x 10'1" (3.33 x 3.08)

Bathroom

5'11" x 5'4" (1.81 x 1.63)

Lounge

11'0" x 13'6" (3.36 x 4.14)

Bedroom

9'0" x 9'8" (2.75 x 2.95)

Location

This property benefits from being within seconds of all

High Street shopping with Perth Bus & Train Station situated just minutes away, ideal for the commuter. There is easy access to the motorway networks in every direction from the centre of Perth leading to the larger cities of Dundee, Stirling, Edinburgh and Glasgow.

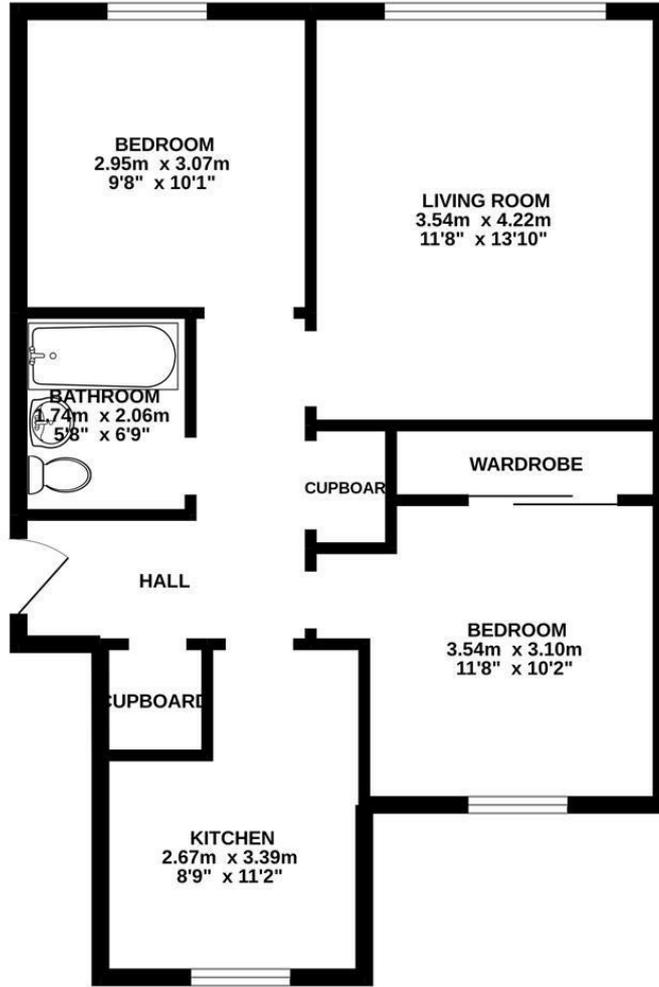
Perth City Centre offers a wide range of nearby amenities such as a variety of shops, restaurants, bars and leisure facilities to name just a few, making this property the perfect purchase for those looking to be on the outskirts of a vibrant centre without compromising the benefits of a peaceful second floor flat.





- Two Bedroom Ground Floor Flat
- Spacious Accommodation
- City Centre Location
- On Street Parking Available To The Front, Permits Via PKC
- Move-In Condition Throughout
- Gas Central Heating And Double Glazing





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
Scotland		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C	78	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
Scotland		