

Simple Approach



**48 Florence Place, Perth
PH1 5BJ**

Offers over £124,950

Welcome to this immaculate two-bedroom ground floor apartment located in the desirable area of Florence Place, Perth. This charming property offers a perfect blend of comfort and convenience, making it an ideal choice for individuals or small families seeking a welcoming home.

As you enter, you will be greeted by a bright and airy living space that is ready for you to move in. The apartment features two well-proportioned bedrooms, providing ample space for relaxation and rest. The modern shower room is thoughtfully designed, ensuring both functionality and style.

One of the standout features of this property is the residential parking, which adds to the convenience of urban living. The location is particularly advantageous, with local bus routes nearby, making commuting a breeze. Additionally, you will find a variety of amenities within easy reach.

For those who enjoy the outdoors, the apartment is within walking distance to Perth City Centre and the picturesque North Inch, where you can take leisurely strolls or partake in recreational activities. This property truly offers a wonderful lifestyle, combining the tranquillity of a residential area with the vibrancy of city life.

In summary, this two-bedroom ground floor apartment in Florence Place is a fantastic opportunity for anyone looking to settle in Perth. With its immaculate condition, convenient location, and access to local amenities, it is a property not to be missed. We invite you to come and experience the charm of this delightful home for yourself.

Living
10'9" x 13'3" (3.20 x 4.11)

Kitchen
13'6" x 10'4" (4.14 x 3.16)

Bedroom One
9'9" x 9'8" (2.98 x 2.97)

Bedroom Two
12'0" x 8'3" (3.66 x 2.54)

Shower Room
5'6" x 7'6" (1.68 x 2.31)





- Immaculate Two Bedroom Ground Floor Apartment With Residential Parking
- Large Modern Kitchen With A Bay Window
- Close To The Bus Stop For Easy Travel
- Close To All Local Amenities And Within Walking Distance To The City Centre & The North Inch
- Two Double Bedrooms One With Storage
- Electric Heating & Double Glazing
- Move In Condition



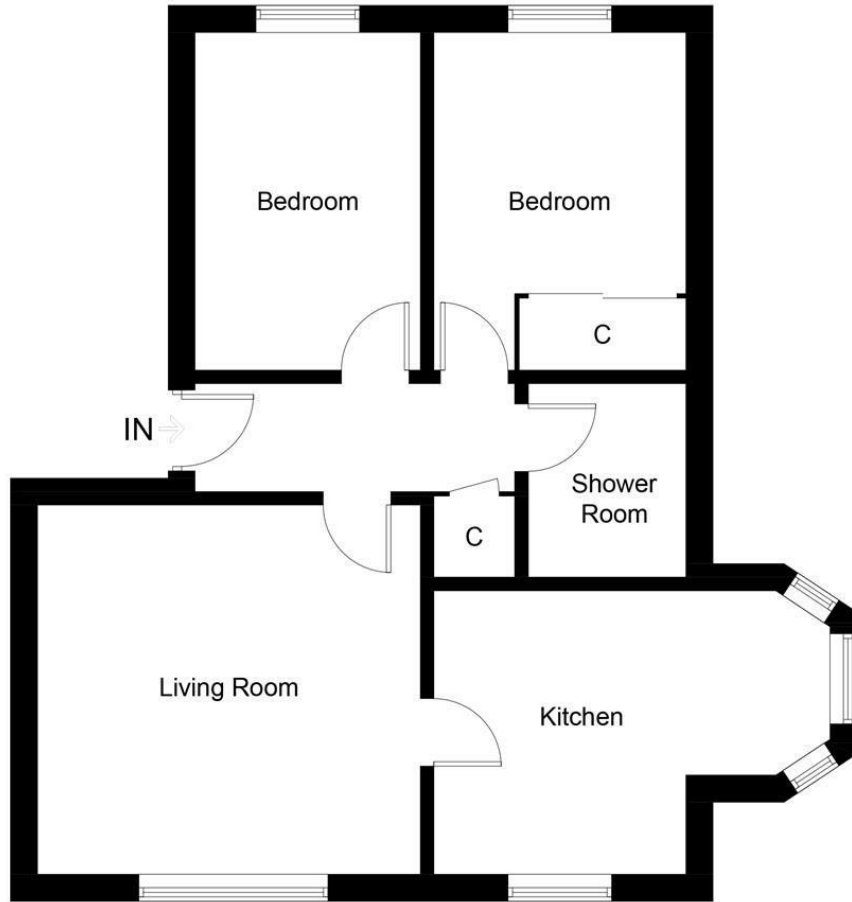
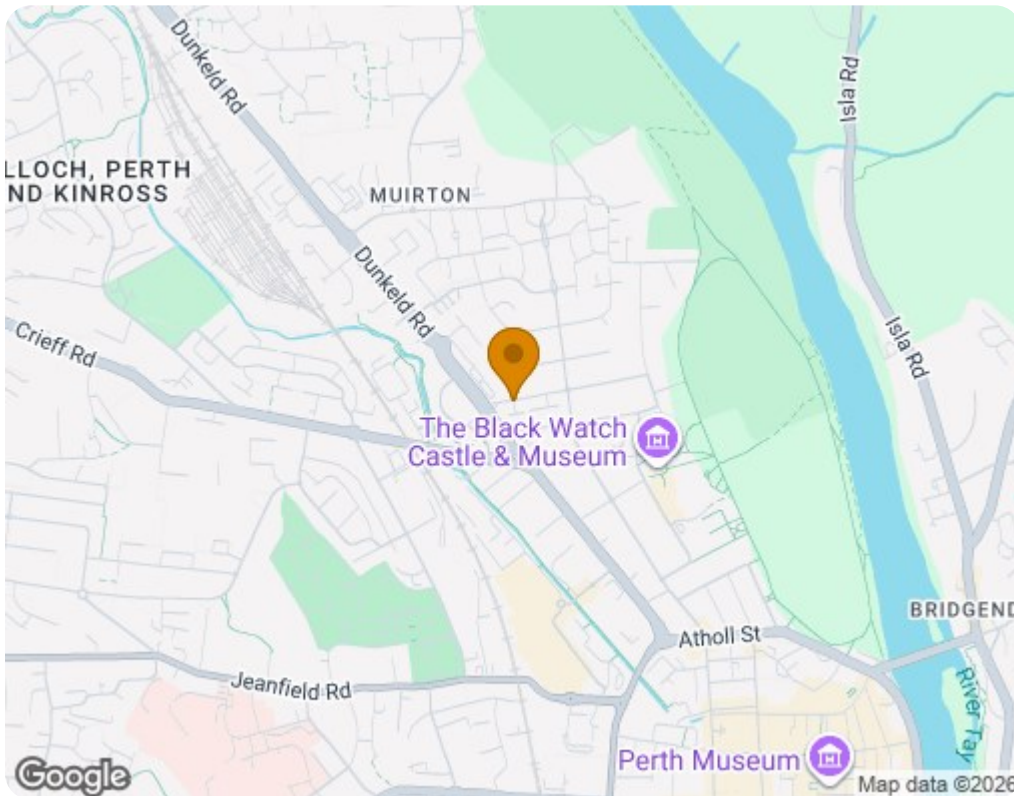


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1304373)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D	56	
(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	88	89
(69-80) C		
(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		