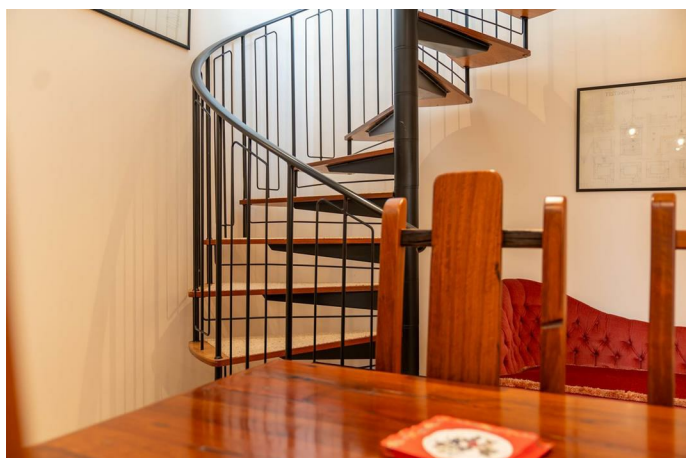


Simple Approach



**Flat 18 Beaumont House 15 St. Johns Place, Perth
PH1 5SZ**

Offers over £217,950

This exceptionally unique apartment within Beaumont House, St. John's Place, Perth offers an impressive level of space and character, set right in the heart of the city centre. Boasting a versatile and thoughtfully designed layout, this property is ideal for those seeking something distinctive with generous living accommodation throughout.

At the heart of the home is a bright and expansive lounge and dining area, perfect for both everyday living and entertaining. A standout feature of the property is the maisonette-style office space, providing a flexible and elevated area ideal for home working or creative use.

The apartment further benefits from a large, well-appointed kitchen with ample storage and workspace, as well as a separate utility room for added convenience. There are two generously sized bedrooms, both complete with their own en-suite facilities, offering comfort and privacy. A separate WC adds further practicality to the layout.

Additional features include gas central heating and double glazing, ensuring warmth and efficiency throughout the year.

With its substantial living space, unique internal design, and prime city centre location, this property presents a rare opportunity to acquire a truly distinctive home in Perth. Early viewing is highly recommended to fully appreciate all that is on offer.

Lounge

18'2" x 13'8" (5.55 x 4.17)

Dining Area

13'3" x 12'3" (4.04 x 3.75)

Office Room

13'2" x 15'2" (4.02 x 4.64)

WC

5'5" x 3'11" (1.67 x 1.21)

Utility Room

5'11" x 6'5" (1.82 x 1.96)

Kitchen

14'8" x 8'2" (4.49 x 2.51)

Master Bedroom

13'8" x 12'7" (4.18 x 3.85)

En-suite Shower Room

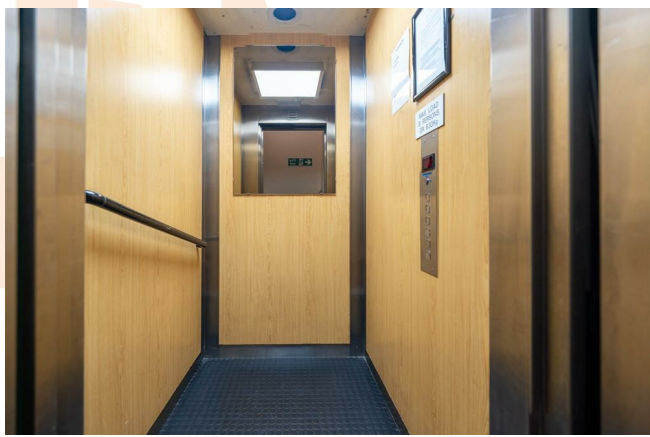
6'3" x 6'8" (1.91 x 2.04)

Bedroom Two

9'6" x 13'11" (2.91 x 4.25)

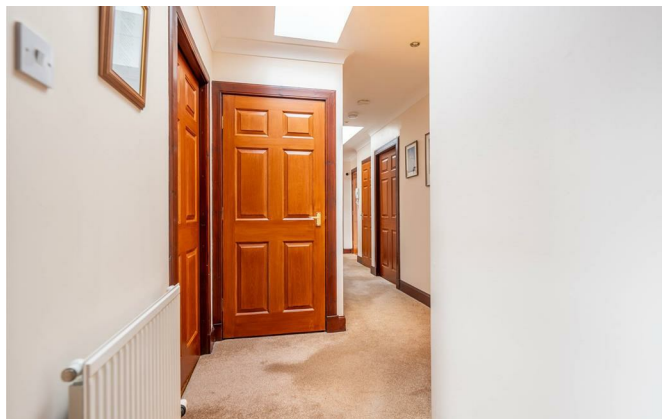
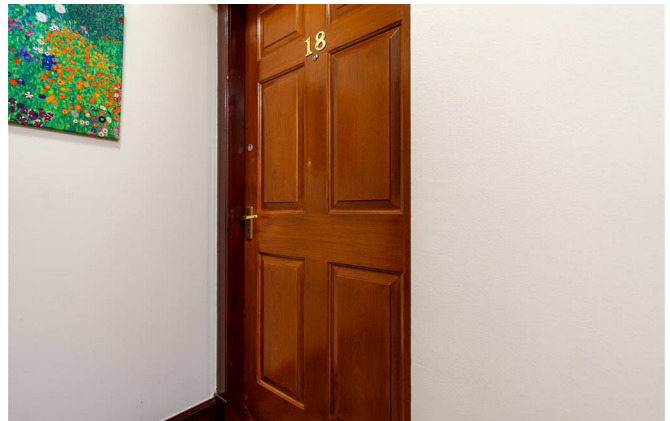
En-suite Bathroom

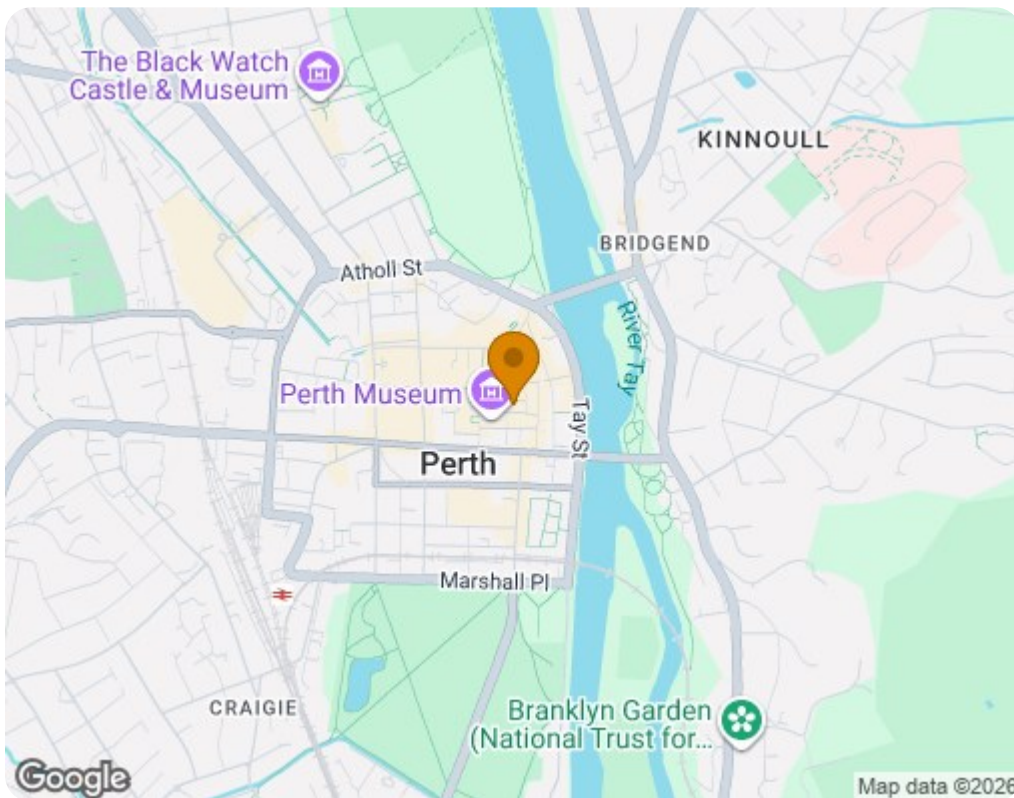
7'6" x 5'10" (2.29 x 1.78)





- City Centre Apartment
- Two Ensuite's Shower/Bathrooms
- Gas Central Heating & Double Glazing
- Well Presented Throughout
- Sizeable Kitchen
- Utility Room
- Two Generous Bedrooms
- Maisonette Style Office Space
- Highly Sought After Central Location





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	80	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C	80	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
Scotland		EU Directive 2002/91/EC