

Simple Approach



**12 Mercer Street, Perth
PH1 0AJ**

Offers over £179,950

Simple Approach are pleased to welcome this immaculately presented, top floor flat on Mercer Street to the residential sales market. Set in the heart of the almost brand-new Bertha Park development this pristine property is in beautiful condition throughout. Mercer Street offers spacious accommodation throughout and is the ideal purchase for any first time buyer, investor or family looking for a well located home in excellent move in condition. Comprising; a welcoming entrance hallway, a bright and spacious open plan kitchen/lounge which has been decorated with great contemporary style, a useful utility room, three generous bedrooms with a master ensuite and a further chic family bathroom. This property offers contemporary style and luxury and would be appreciated by those seeking the very best in quality and design, without compromising all of the benefits of a warm and welcoming home. Mercer Street boasts sought after features such as gas central heating, double glazing, a secure entry system and allocated parking. Viewing is essential to appreciate the overall size, excellent location and beautiful move in condition on offer.

Living Room

15'1" x 12'10" (4.61 x 3.93)

Kitchen

12'10" x 7'3" (3.92 x 2.21)

Bathroom

7'11" x 6'8" (2.43 x 2.04)

Bed 1

10'10" x 9'2" (3.32 x 2.81)

En Suite

4'11" x 7'9" (1.51 x 2.37)

Bed 2

10'11" x 9'7" (3.33 x 2.93)

Bed 3

10'9" x 7'7" (3.29 x 2.32)

Utility

5'2" x 4'9" (1.59 x 1.45)





- Immaculately Presented Top Floor Flat
- Three Generous Bedrooms With A Master Ensuite
- Bright & Spacious Open Plan Kitchen / Lounge
- Utility Room
- Contemporary Interior Throughout
- Gas Central Heating & Double Glazing
- Allocated Parking
- Highly Sought After Location



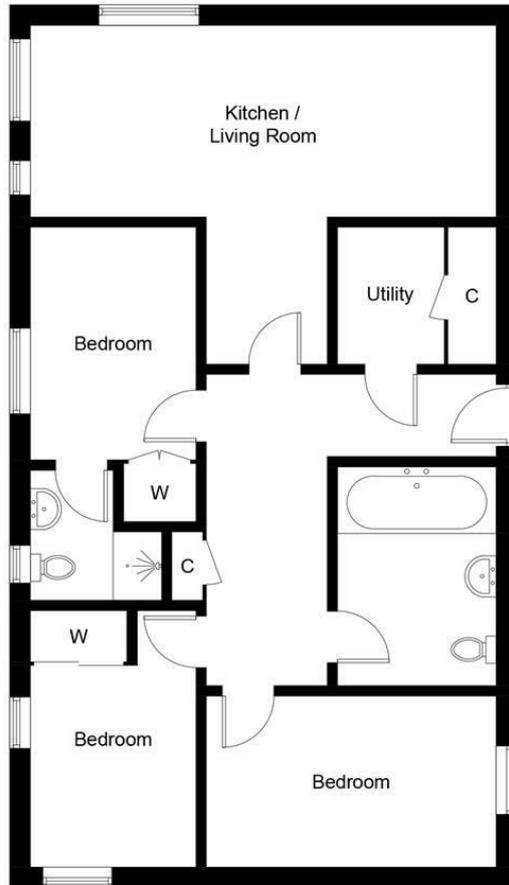
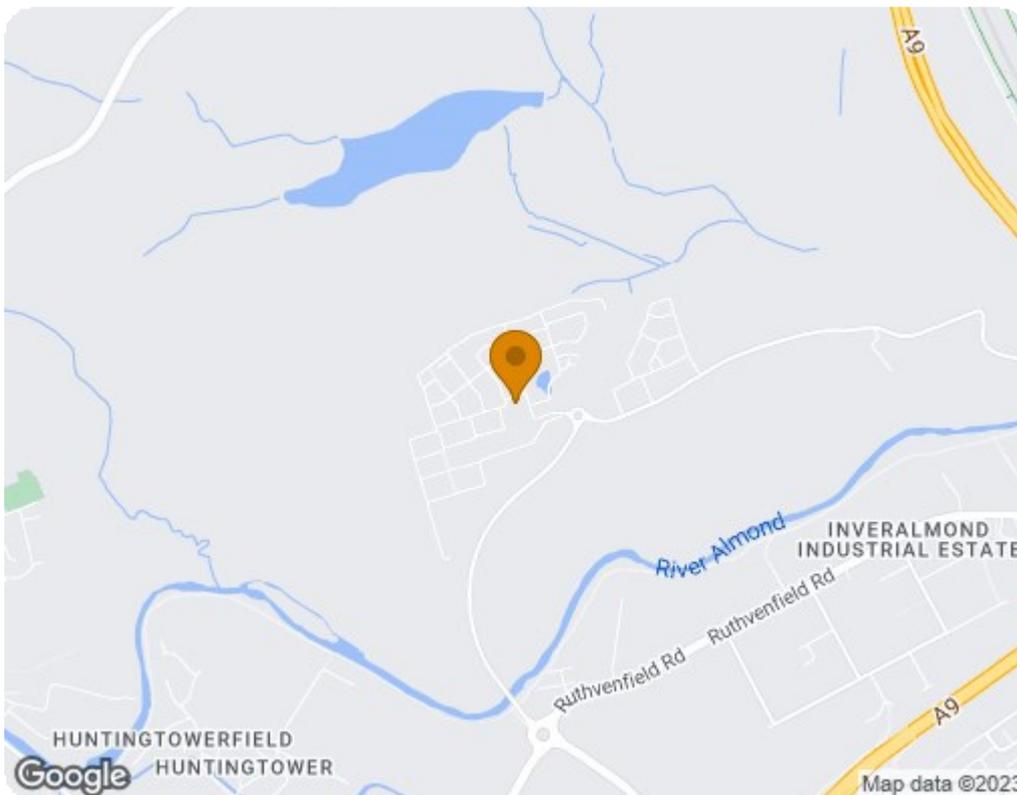


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1017110)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland		EU Directive 2002/91/EC