

Simple Approach



**29 Malcolm Court,, Perth  
PH1 2TJ**

**Offers over £70,000**

This bright and spacious ground floor flat on Malcolm Court in Perth offers a fantastic opportunity for a range of buyers, including first-time purchasers, couples, and investors alike. The property boasts a well-proportioned lounge filled with natural light, creating a welcoming and comfortable living space. The kitchen is practical and well laid out, while the bedroom is a generous size. A modern bathroom completes the accommodation.

Further benefits include electric heating and double glazing throughout, ensuring comfort and energy efficiency all year round. The property also enjoys the advantage of residential parking, adding convenience for homeowners and visitors.

Set within a highly sought-after location, this flat is ideally placed for access to local amenities, transport links, and the city centre, making it a superb choice for those seeking both comfort and convenience.

### Lounge

14'0" x 13'5" (4.29 x 4.11)

### Kitchen

9'4" x 8'2" (2.86 x 2.51)

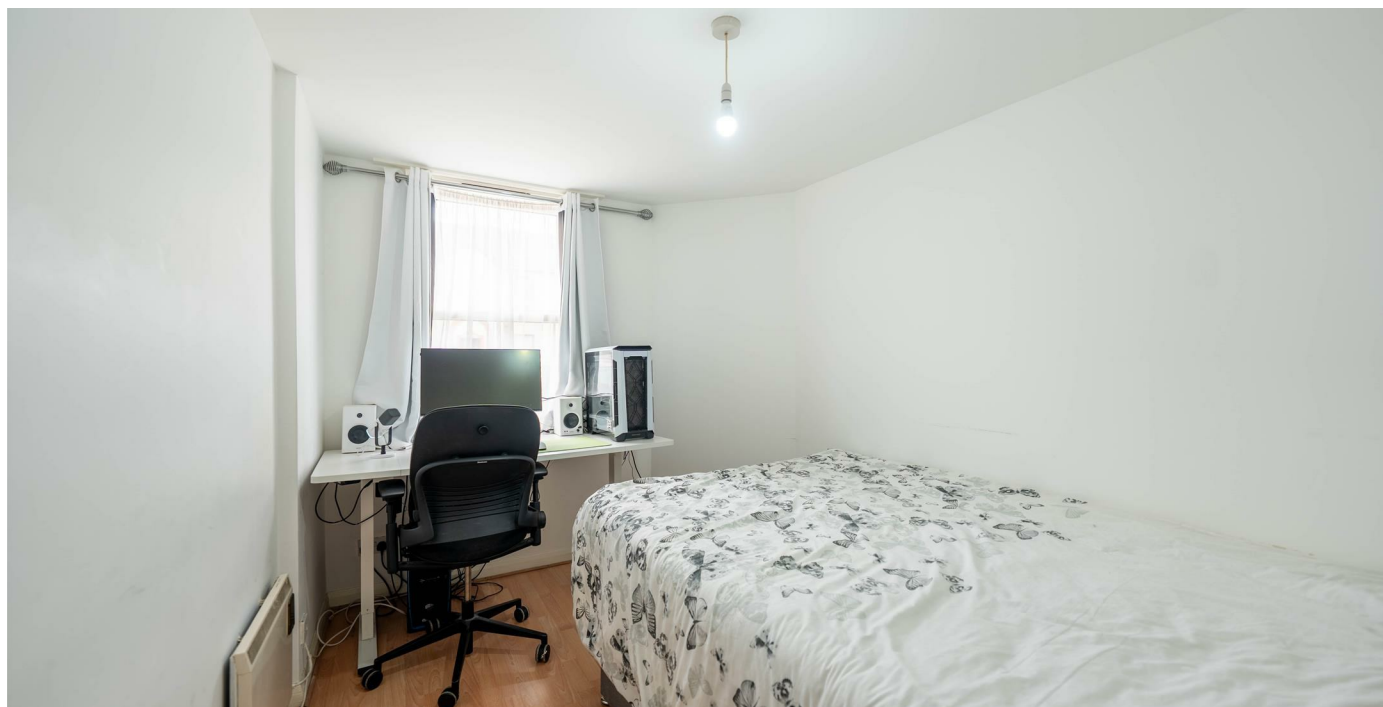
### Bedroom

8'6" x 11'3" (2.60 x 3.44)

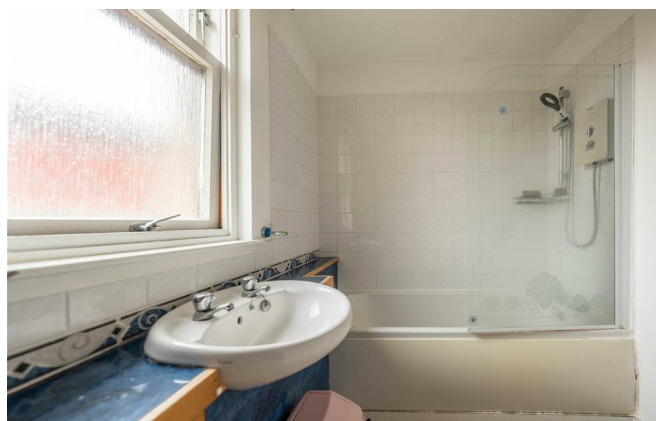
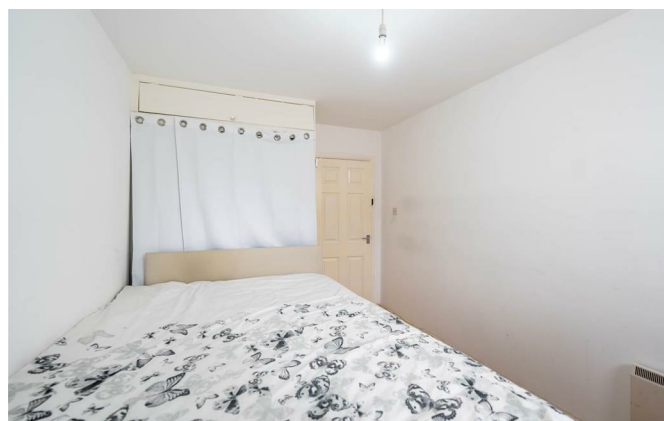
### Bathroom

5'10" x 7'10" (1.80 x 2.39)





- Ground Floor Flat
- Good Sized Kitchen
- Highly Sought After Location
- One Generous Bedroom
- Electric Heating & Double Glazing
- Bright & Spacious Lounge
- Residential Parking



## 29 Malcolm Court

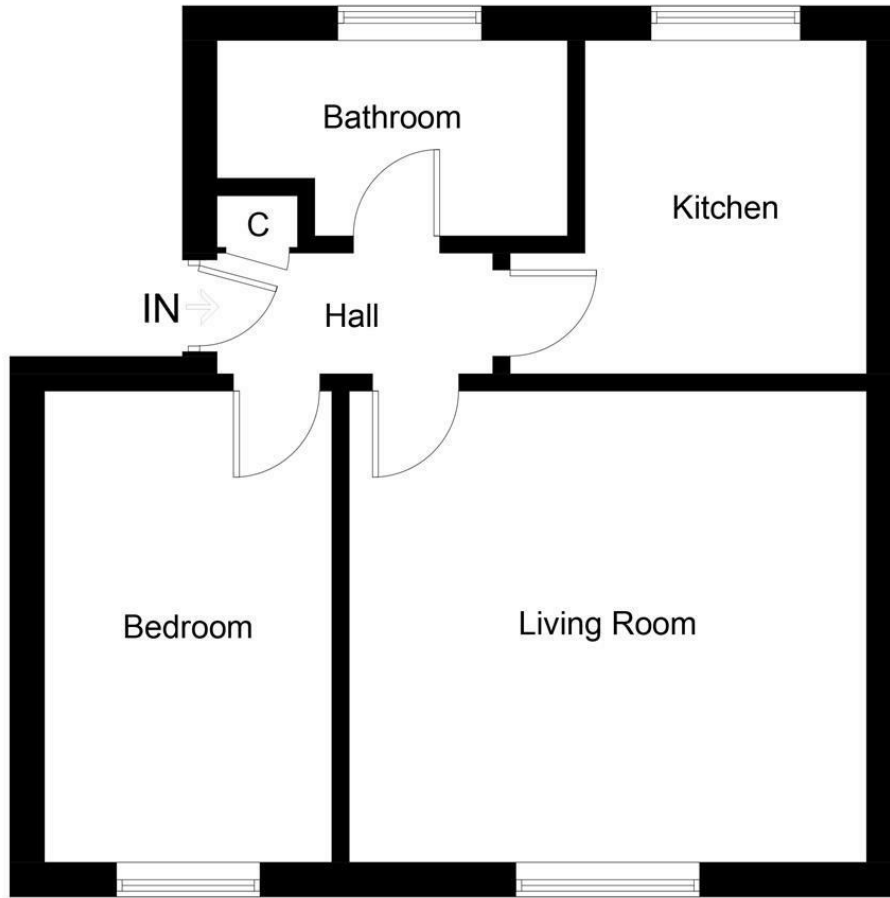
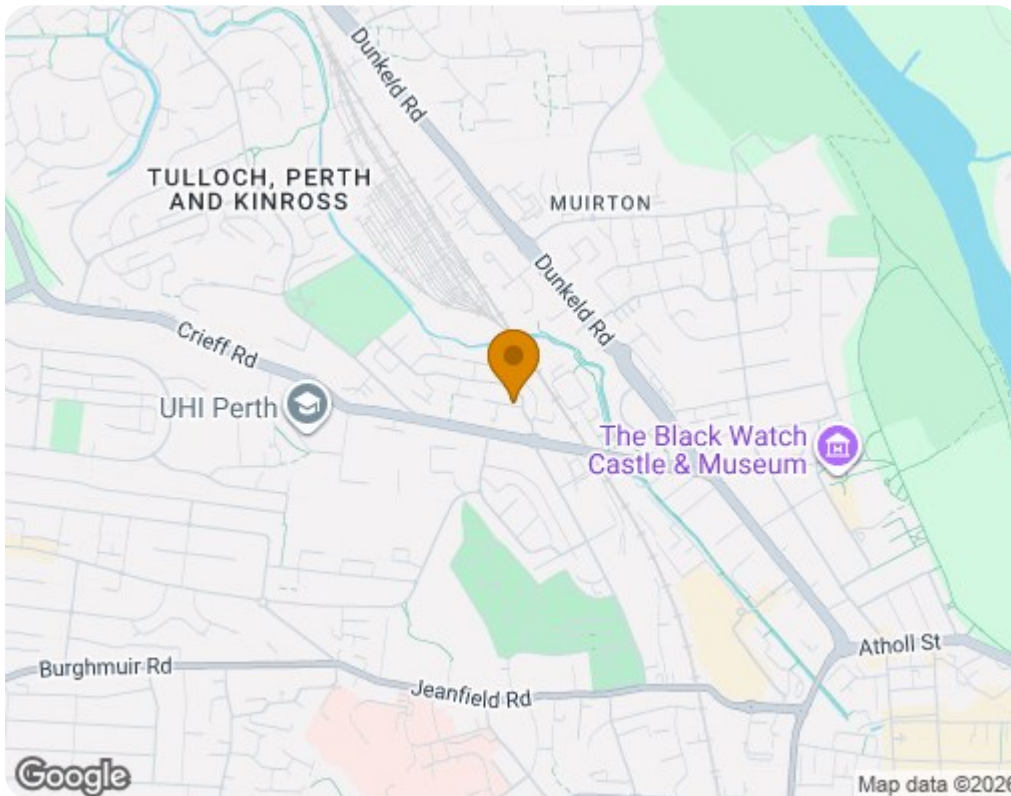


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1294809)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			72
(55-68) <b>D</b>			
(39-54) <b>E</b>		50	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Scotland</b>		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) <b>A</b>			
(81-91) <b>B</b>			89
(69-80) <b>C</b>		79	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>Scotland</b>		EU Directive 2002/91/EC	