

Simple Approach



Estate Agents



**7C North William Street, Perth**

**PH1 5PT**

**Offers over £117,950**

Simple Approach are excited to bring to the market this very spacious two bedroom maisonette apartment, situated in a quiet street on the outskirts of the city centre, with ample on-street parking right outside the front door. The sheer size of the rooms and parking on your doorstep (permit needed) makes this property feel like a house.

This stunning family home comprises a vast stylish and modern kitchen, a bright spacious lounge flooded with natural light from large aspect windows a versatile area big enough to be used as a dining area. Two immaculately presented large double bedrooms with eves storage in both bedrooms, upstairs super modern shower room. This property benefits from being stylish and modern with tasteful decoration throughout complimented by the sought after period features throughout.

### Lounge

12'9" x 12'4" (3.91 x 3.77)

### Kitchen

8'7" x 8'6" (2.63 x 2.60)

### Bedroom One

13'9" x 13'6" (4.21 x 4.13)

### Bedroom Two

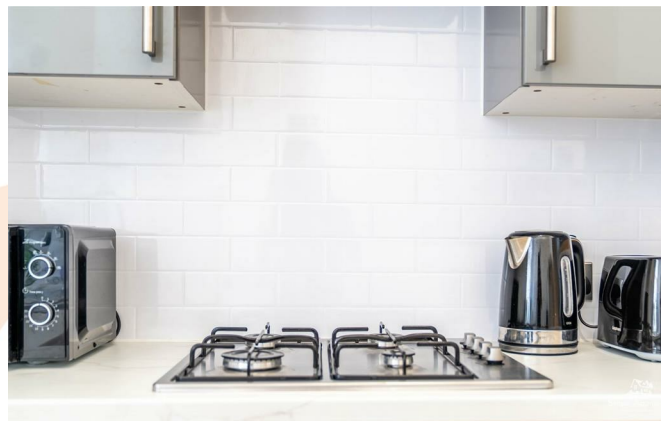
8'11" x 9'0" (2.73 x 2.75)

### Shower Room

5'3" x 7'1" (1.62 x 2.18)

### Walk In Cupboard

14'0" x 3'9" (4.28 x 1.15)



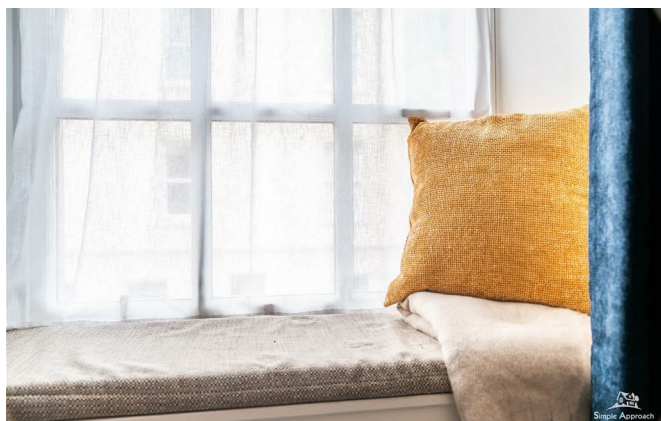
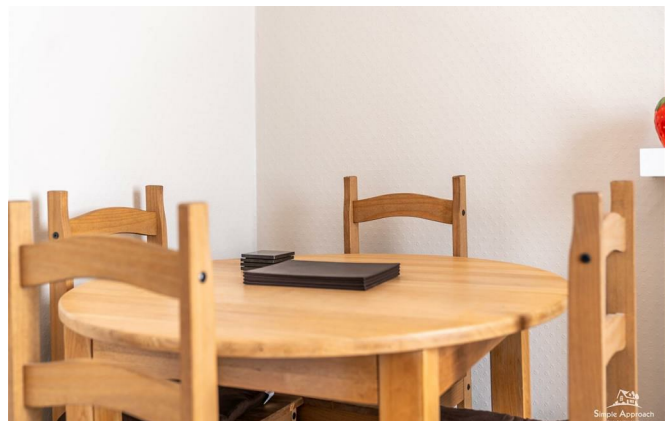


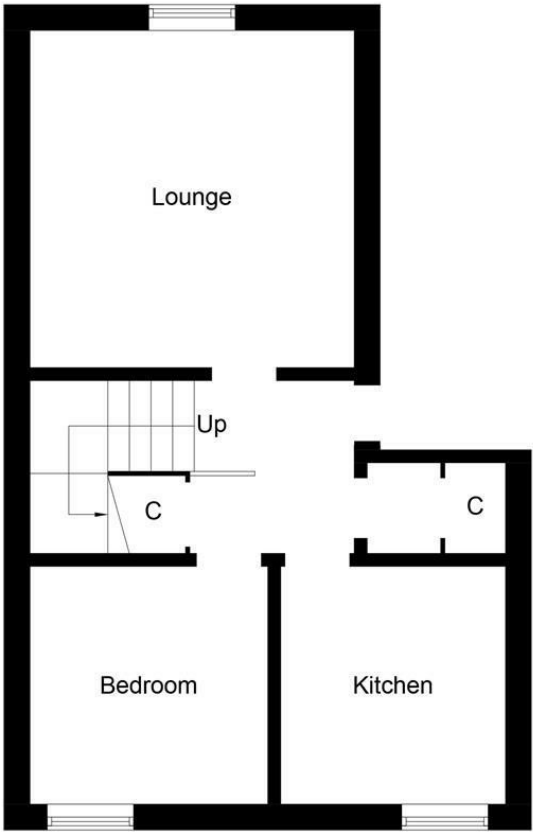


- Move In Immaculate Condition
- Ideal For First Time Buyers Or Families
- This Property Is An Absolute MUST VIEW

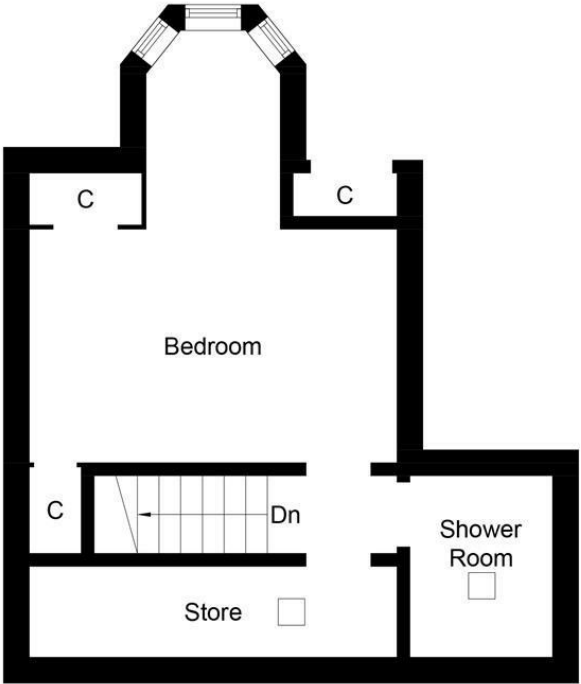
- Spacious Apartment In The City Centre
- Super Modern Kitchen & Bathroom
- Think this might be the property for you? Contact our mortgage team to discuss your options — we have appointments available today!

- Only A Two Minute Walk To The North Inch & The River Tay
- Walk In Wardrobe Or Office Space



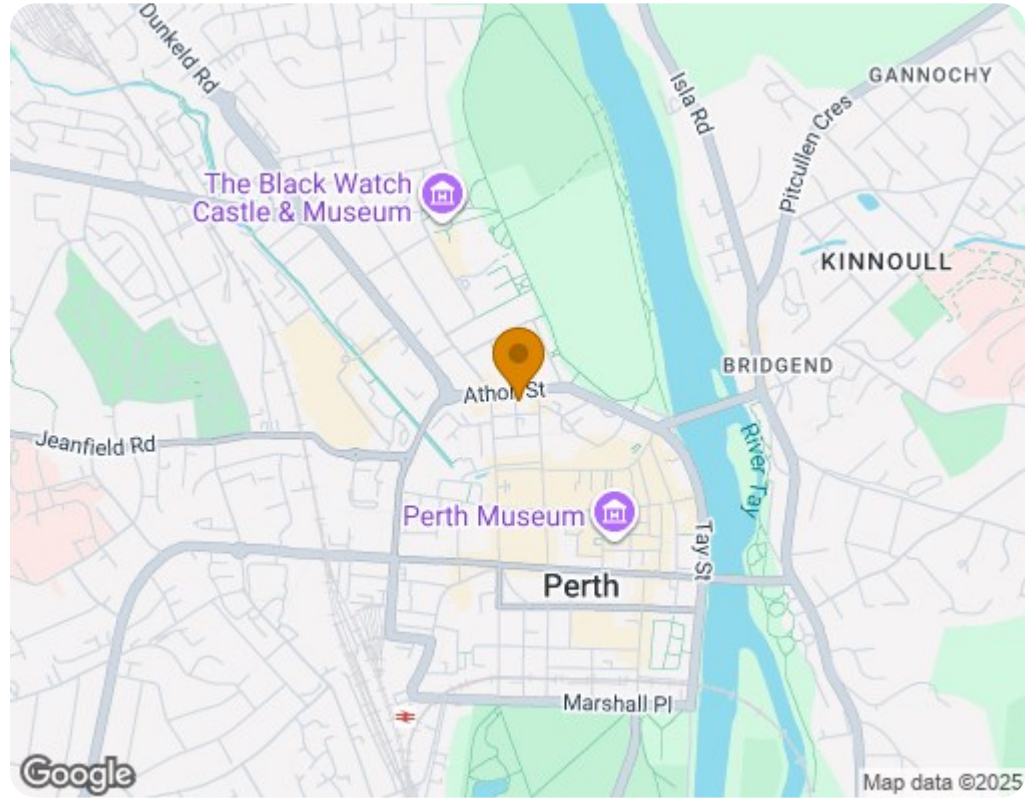


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1227425)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Scotland EU Directive 2002/91/EC		