

Simple Approach



Estate Agents



11c High Street, Perth  
Perthshire PH1 5JS

Offers over £137,000

Simple Approach are delighted to offer this very attractive and unique three bedroom top floor flat to the Perthshire residential market. This property comes to the market in great, move in condition throughout, comprising of three good sized double rooms with a master en-suite, stunning bathroom with shower over bath, modern fitted kitchen and large lounge/diner. This property could not be better situated to take advantage of all amenities found just seconds away and is the perfect purchase for any buyer looking for a great home in a city centre location. Permits for parking are available from the council for the many public car-parks found within the City Centre. Viewing is essential to appreciate the decorative levels and the great location on offer. We would strongly recommend arranging an early viewing to avoid disappointment.

**Lounge**

19'3" x 19'9" (5.87 x 6.04)

**Kitchen**

10'11" x 9'5" (3.33 x 2.89)

**Master Bedroom**

15'9" x 15'1" (4.81 x 4.60)

**Ensuite**

10'6" x 6'4" (3.21 x 1.94)

**Bedroom 2**

15'0" x 10'8" (4.58 x 3.27)

**Bedroom 3**

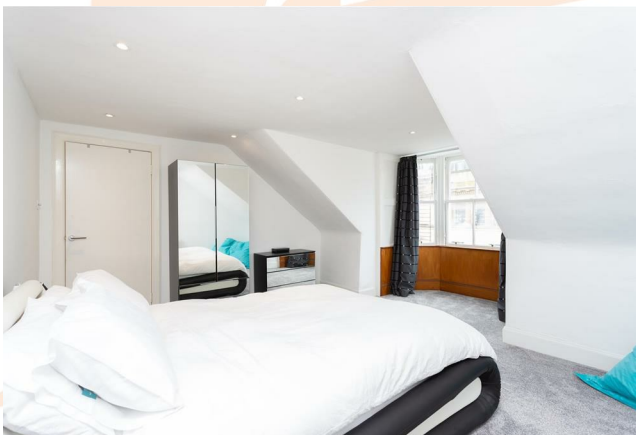
12'4" x 7'7" (3.78 x 2.32)

**Bathroom**

5'8" x 11'10" (1.74 x 3.62)

**Location**

The property is set in the heart of the city center with all of Perth's amenities and leisure facilities just a short walk away. The City Centre offers Tesco and M&S supermarkets, high street shopping, cafes, pubs and restaurants. The Railway and Bus Stations are also close to hand.

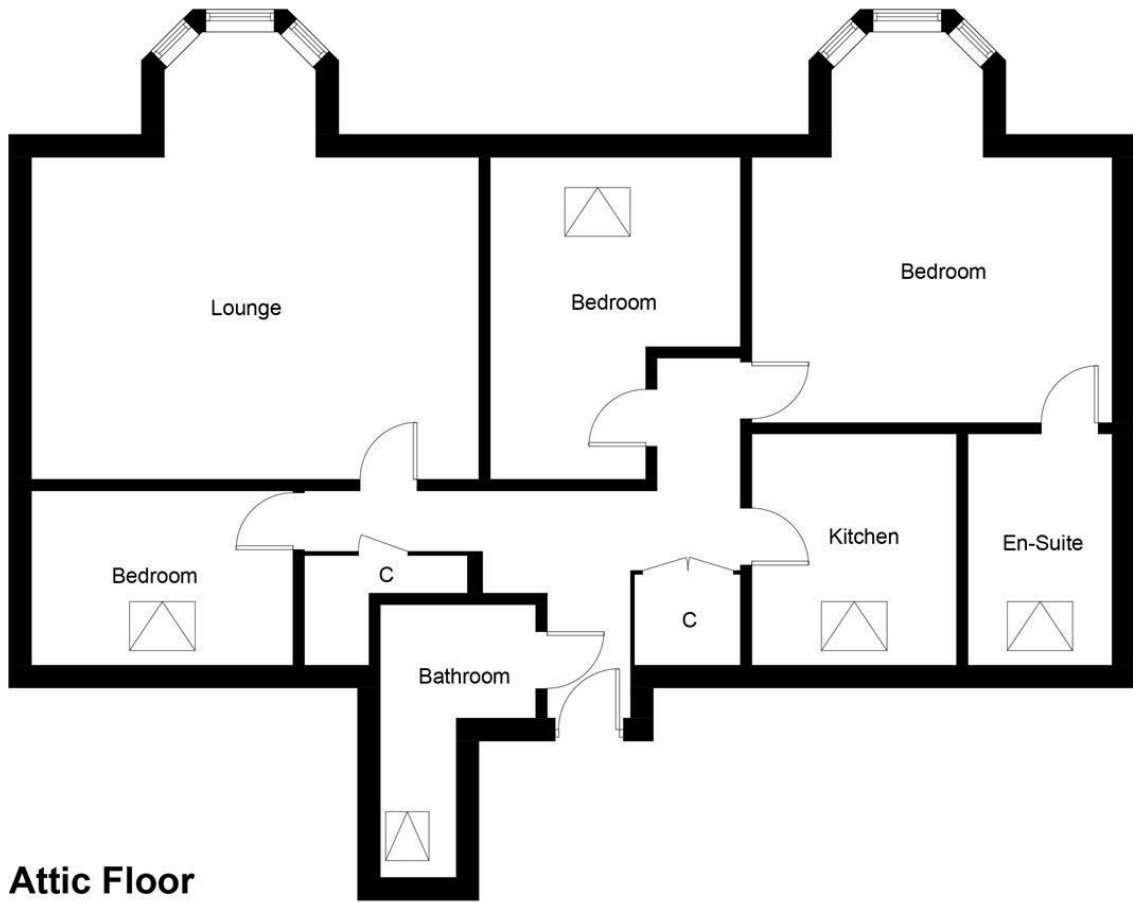






- Three Bed Top Floor Flat
- Stunning Move In Condition Flat
- City Centre Location
- Stunning Bathroom Suites and Kitchen
- Parking Permits Available
- Views of The River Tay
- Close To All Local Amenities





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>	<b>71</b>	<b>71</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
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>		
(69-80) <b>C</b>	<b>66</b>	<b>66</b>
(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		
EU Directive 2002/91/EC		