

Simple Approach



Estate Agents



4c Nelson Street, Perth  
PH2 8LT

Offers over £132,950

Found in the heart of Perth on the desirable Nelson Street, this large one-bedroom apartment presents an excellent opportunity for those seeking a modern and convenient living space. The apartment boasts a contemporary kitchen, perfect for culinary enthusiasts and those who appreciate modern design, one large bedroom, a bright lounge and a bathroom with shower over bath facility.

With electric heating throughout, you can enjoy a warm and inviting atmosphere during the cooler months. The flat is situated in a sought-after location, providing easy access to a variety of local amenities, including shops, cafes, and public transport, making it an ideal choice for both professionals and couples.

Additionally, on-street parking is available, offering convenience for those with vehicles. This property combines comfort, space, and a prime location close to the Inch, making it a fantastic option for anyone looking to settle in Perth. Don't miss the chance to make this charming flat your new home.

**Lounge**

12'2" x 17'8" (3.72 x 5.40)

**Kitchen**

10'2" x 12'5" (3.12 x 3.79)

**Bedroom**

21'0" x 9'0" (6.42 x 2.76)

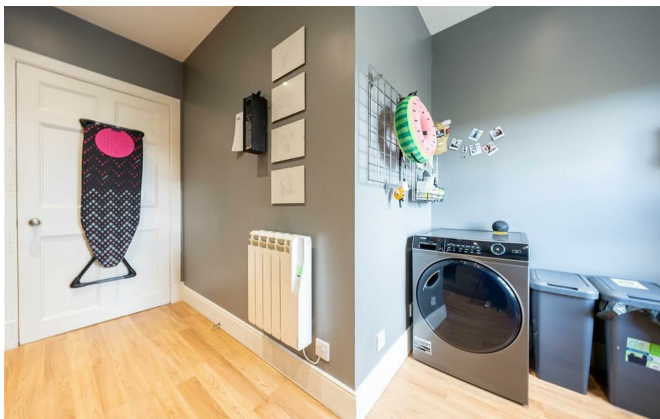
**Bathroom**

6'10" x 5'5" (2.10 x 1.67)





- Spacious One Bedroom Apartment
- Electric Central Heating
- Modern Kitchen
- Move-In Condition
- Bright and Airy Throughout
- Close to All Local Amenities and Transport Links



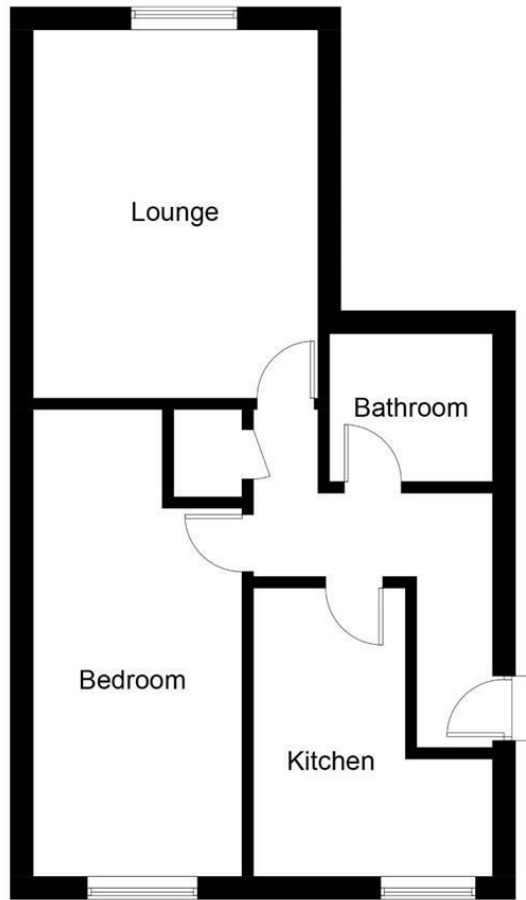
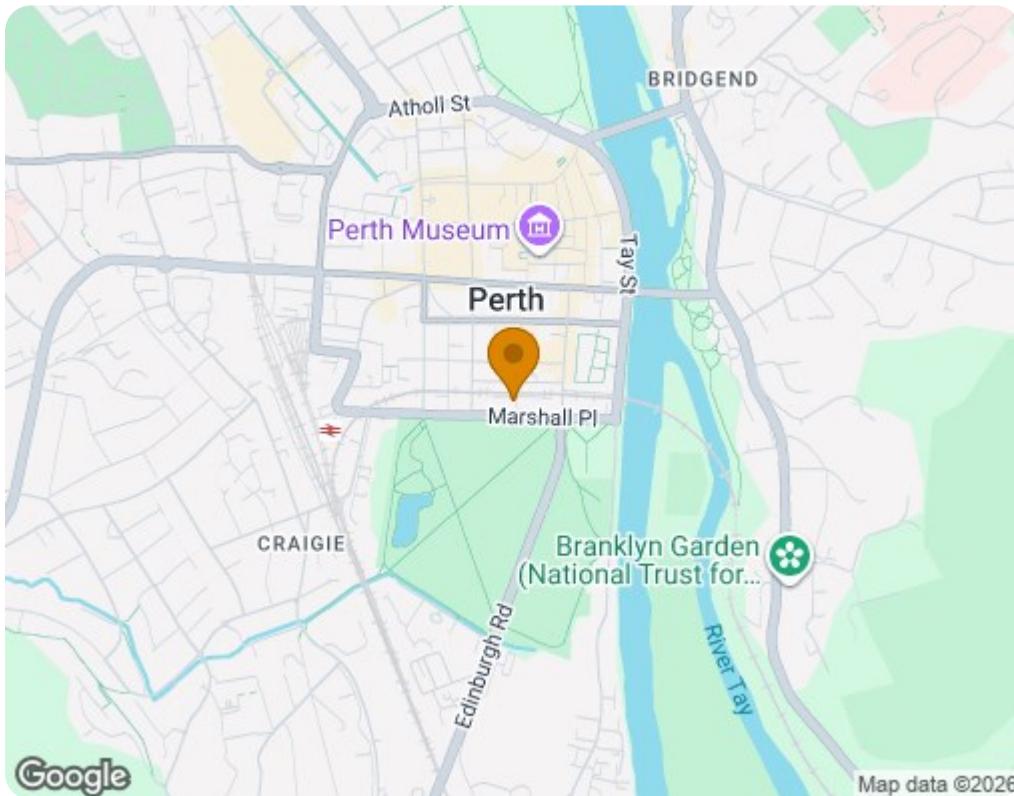


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1304312)



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>			
(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			
<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>			
(69-80) <b>C</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			
<b>Scotland</b>		EU Directive 2002/91/EC	