

Simple Approach



2/1 59 Scott Street, Perth
Perthshire PH2 8JN

Offers over £74,950

Simple Approach are excited to welcome this two bedroom second floor flat, in an ideal location just on the outskirts of the City Centre to the residential market. This well presented home is set on Scott Street and comprises a bright and spacious lounge, a good sized kitchen with integrated oven and hob, two spacious double bedrooms and a stylish shower room. The property further benefits from beautiful high ceiling, spacious living space throughout and more modern elements such as large double glazed windows and gas central heating. Scott Street could not be better located due to its locality to all amenities found on the High Street such as restaurants, shops and supermarkets as well as being within close proximity of both Perth Train and Bus Station, ideal for the commuter looking for quick links into Dundee, Edinburgh & Glasgow. Ample on-street parking is available with parking permits throughout the city centre at an affordable annual rate, which can be arranged with Perth and Kinross Council.

Lounge

12'11" x 10'9" (3.96 x 3.28)

Entrance Hallway

11'8" x 3'6" (3.57 x 1.08)

Kitchen

11'5" x 5'11" (3.49 x 1.82)

Bedroom 1

7'10" x 13'0" (2.39 x 3.97)

Bedroom 2

10'0" x 8'2" (3.06 x 2.49)

Bathroom

6'2" x 5'0" (1.88 x 1.54)

Location

This property benefits from being within seconds of all High Street shopping with Perth Bus & Train Station situated just minutes away, ideal for the commuter. There is easy access to the motorway networks in every direction from the centre of Perth leading to the larger cities of Dundee, Stirling, Edinburgh and Glasgow.

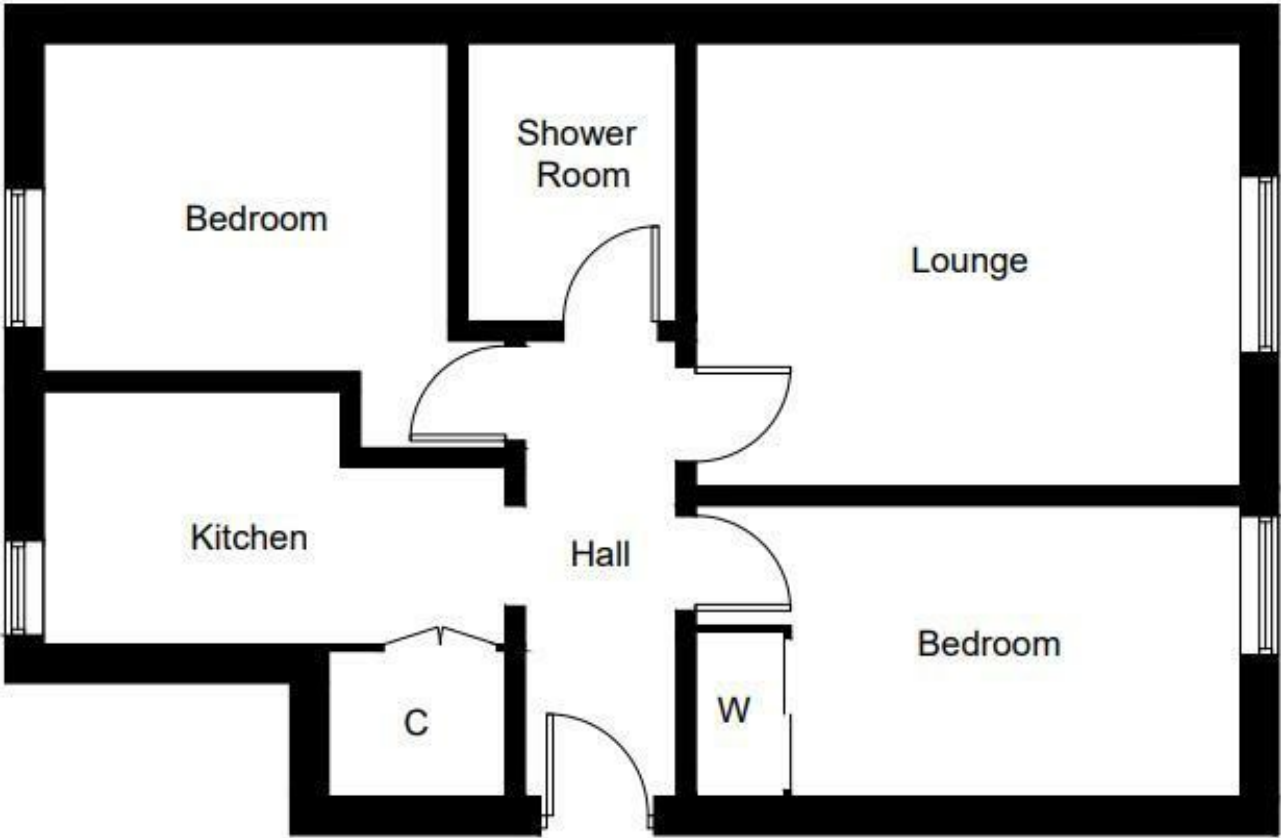
Perth City Centre offers a wide range of nearby amenities such as a variety of shops, restaurants, bars and leisure facilities to name just a few, making this property the perfect purchase for those looking to be on the outskirts of a vibrant centre without compromising the benefits of a peaceful second floor flat.





- Spacious Second Floor Flat
- Gas Central Heating and Double Glazing
- Period Features Throughout
- Two Generous Bedrooms
- Highly Sought After City Centre Location
- Good Move In Condition Throughout





Second Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C	68	
(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		82
(81-91) B		
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC		