

Simple Approach



**18E St. Andrew Street, Perth
PH2 8SA**

Offers over £47,950

Simple Approach are delighted to welcome this very well presented second floor, quarter share flat within the modern development St. Andrew Street to the residential market. This lovely flat is an ideal purchase for any first time buyer or small family looking for a well located property just minutes away from Perth City Centre. This property is in fantastic move in condition, boasting modern comforts such as gas central heating, double glazing, ample storage space and residential shared parking. This property enjoys a bright and spacious hallway leading onto a very stylish lounge with large windows allowing plentiful natural light, a modern fitted kitchen with integrated appliances and ample space for dining, two generous bedrooms both with useful fitted storage and fresh white shower room. This property could not be better located for quick access into Perth City Centre and for those looking for quick routes into Dundee, Edinburgh and the Central Belt via Perth Train and Bus Stations which are both within 1 minute walking distance. Viewing is absolutely essential to appreciate the overall great condition along with the excellent location on offer with this quarter share property.

Lounge

12'0" x 17'9" (3.68 x 5.42)

Kitchen

13'1" x 9'2" (3.99 x 2.81)

Bedroom One

12'5" x 9'10" (3.79 x 3.02)

Bedroom Two

12'5" x 9'4" (3.79 x 2.85)

Family Shower Room

7'3" x 6'6" (2.21 x 1.99)

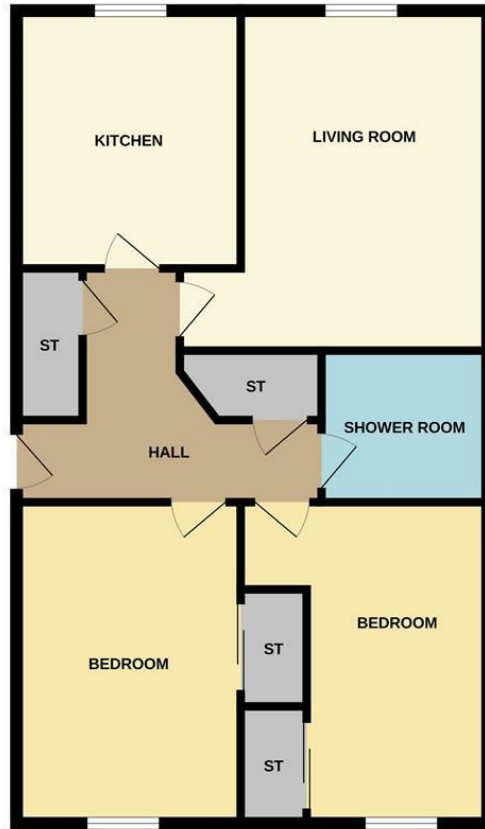




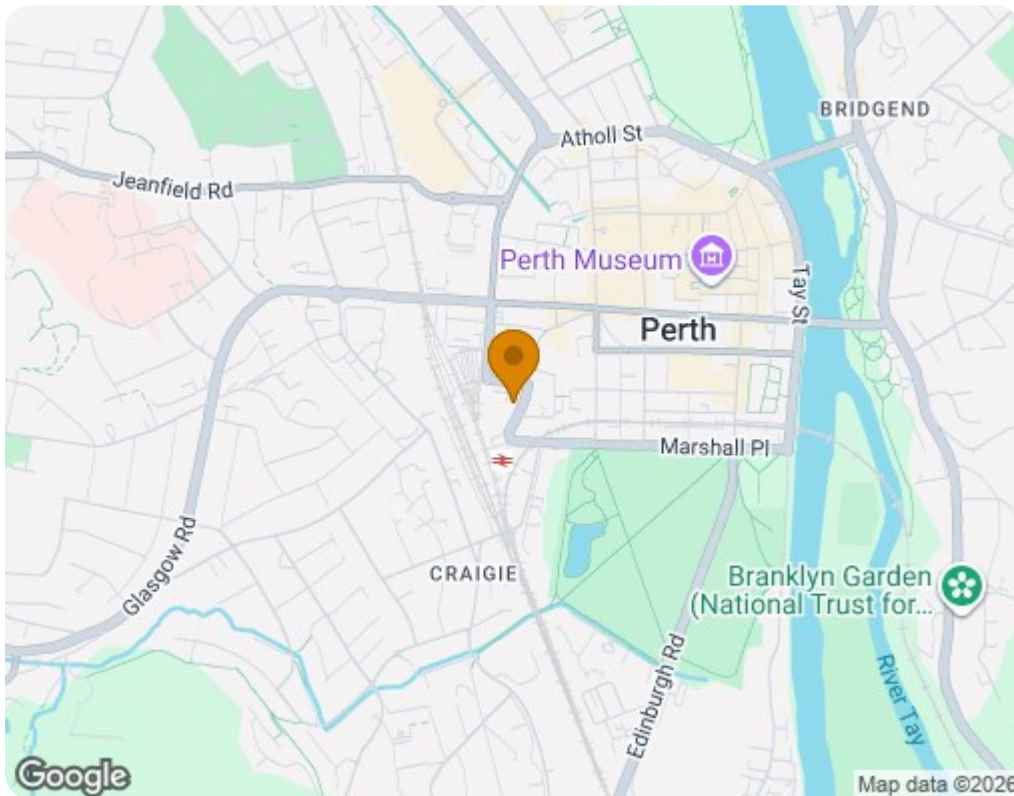
- This Property Is Being Sold As A Quarter Share
- Stylish Kitchen
- Highly Desirable Location
- Two Generous Bedrooms With Fitted Storage
- Immaculate Move In Condition Throughout
- Caledonia Housing Is The Factor Of This Building £55.75 Per Month Charge, The Rent Each Month Is £239.27
- Bright & Spacious Lounge
- Close To All Local Amenities
- Think this might be the property for you? Contact our mortgage team to discuss your options!



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	79
(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 (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

Scotland EU Directive 2002/91/EC