

Simple Approach



Estate Agents



**48C South Methven Street, Perth  
PH1 5NX**

**Offers over £77,950**

Simple Approach are delighted to welcome this well presented flat on South Methven Street to the residential market. Ideally positioned within Perth City Centre, this property offers immediate access to a wide range of local amenities, including shops, cafes, restaurants, leisure facilities and excellent transport links, making it perfectly suited to first-time buyers, professionals or buy-to-let investors. The accommodation is bright and generously proportioned throughout, comprising a welcoming lounge filled with natural light, providing a comfortable space to relax and entertain. The kitchen is well laid out with ample storage and worktop space, offering a practical and functional area for everyday living. There are two generous bedrooms, both well presented and offering flexible space for sleeping accommodation, home working or additional storage if required. The property is completed by a bathroom fitted with a three-piece suite. This flat is in good, move-in condition, allowing the next owner to settle in with ease and enjoy from day one. Warmth is provided by electric heating and the property benefits further from double glazing, ensuring comfort and efficiency throughout the year. With its spacious interior, excellent presentation and prime city center location, this is a fantastic opportunity to acquire a quality home in a highly convenient setting.

**Lounge**

11'8" x 12'1" (3.57 x 3.70)

**Kitchen**

5'9" x 10'11" (1.76 x 3.33)

**Kitchen Cupboard**

3'6" x 4'5" (1.09 x 1.35)

**Bathroom**

5'4" x 7'1" (1.64 x 2.18)

**Bedroom One**

13'3" x 9'3" (4.06 x 2.83)

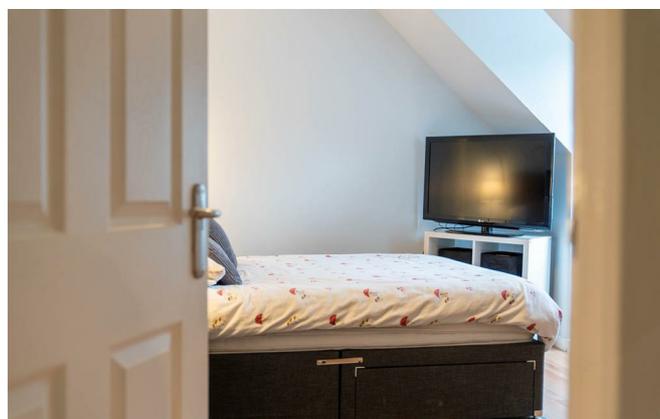
**Bedroom Two**

9'4" x 10'11" (2.86 x 3.34)





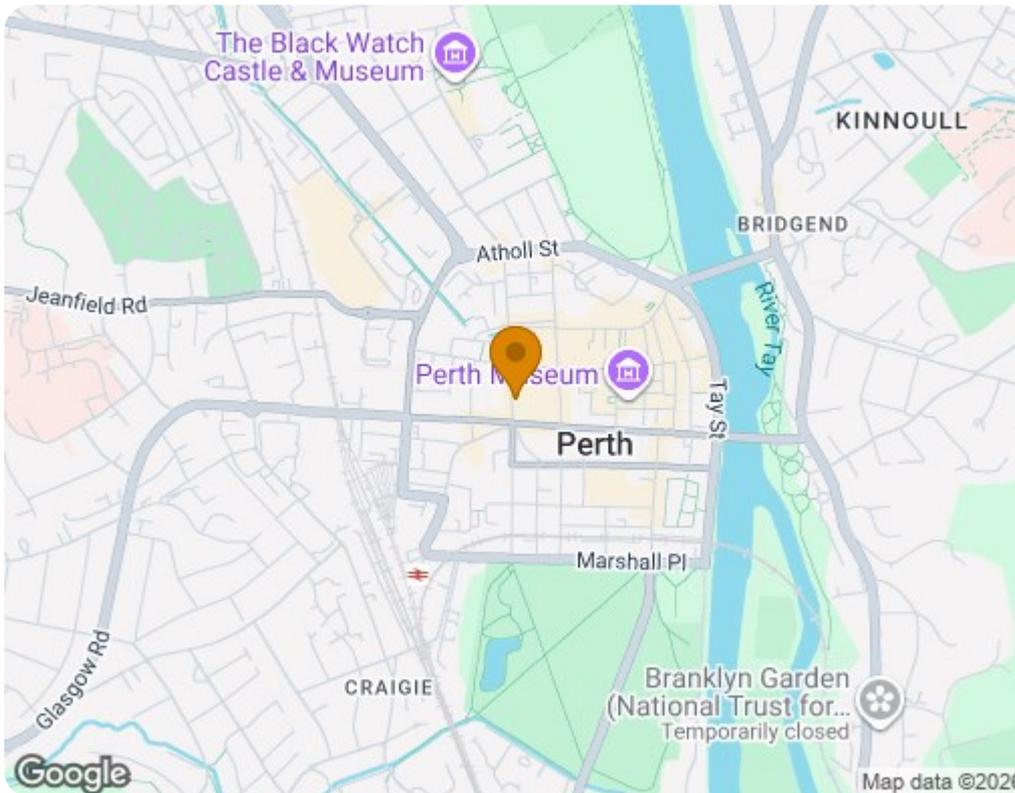
- Prime city centre location
- Spacious accommodation
- Two generous bedrooms
- Move in condition throughout
- Electric heating & double glazing
- Ideal for first-time buyers, professionals or buy-to-let investors



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		54
(21-38) <b>F</b>	29	
(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>		86
(69-80) <b>C</b>	77	
(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