

Simple Approach



**1-1 93 South Street, Perth
PH2 8PA**

Offers over £69,950

This well-presented first floor flat on South Street, Perth offers an ideal opportunity for first-time buyers or investors seeking a move-in ready property in a highly convenient central location. The accommodation comprises a bright and welcoming lounge with ample space for both relaxation and dining, creating a comfortable setting for everyday living. The modern kitchen is fitted with a range of contemporary units, offering both style and practicality. There is a well-proportioned bedroom and a stylish shower room with a sleek, modern suite.

The property further benefits from gas central heating and double glazing, ensuring warmth and energy efficiency throughout. Situated in the heart of Perth city centre, this flat is within easy reach of local shops, cafés, restaurants, and excellent transport links, making it a superb choice for those seeking convenience and a vibrant lifestyle. Overall, this charming property combines modern comfort with a prime location — perfect for first-time buyers, professionals, or investors looking for a ready-to-go rental opportunity.

Lounge

11'10" x 13'9" (3.62 x 4.20)

Kitchen

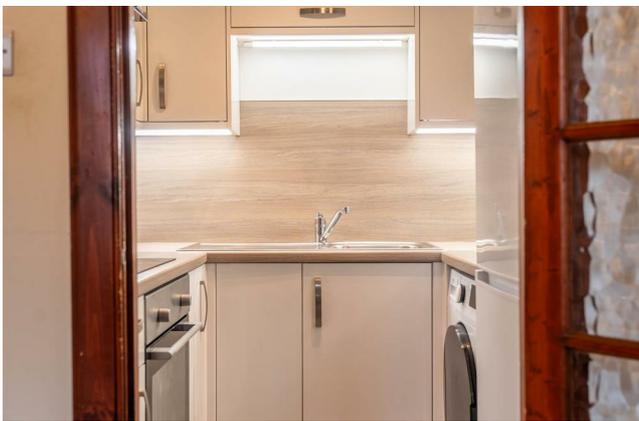
6'0" x 6'6" (1.84 x 2.00)

Bedroom

7'6" x 9'1" (2.30 x 2.77)

Bathroom

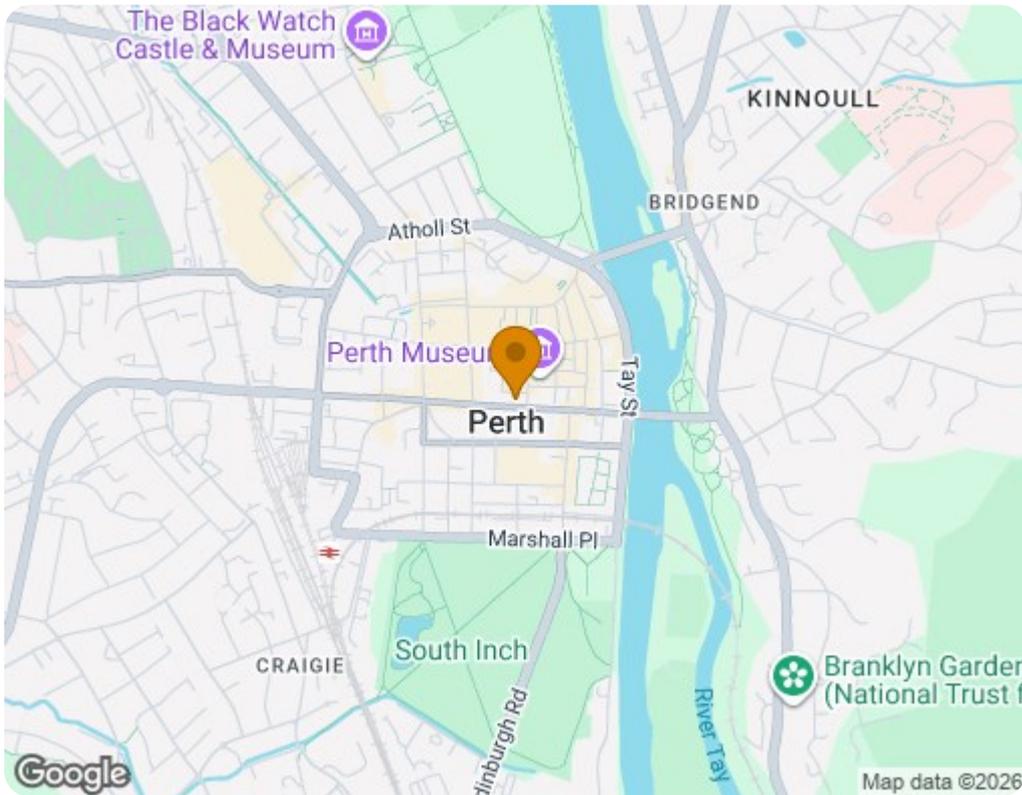
6'9" x 4'4" (2.06 x 1.33)





- First Floor Flat
- Modern Kitchen
- Contact our mortgage team to discuss your options!
- One Bedroom
- Stylish Shower Room
- Central Location
- Gas Central Heating & Double Glazing





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	73
(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		
(81-91) B		
(69-80) C	78	82
(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	