

Simple Approach



**12. The Cooperage, Perth  
PH1 5EQ**

**Offers over £143,950**

## 12. The Cooperage, Perth, PH1 5EQ

This very well-presented flat on Kinnoull Street, Perth is offered to the market in true move-in condition, finished to a high standard throughout and thoughtfully designed to maximise both space and natural light.

The accommodation is centred around a bright and spacious lounge with an open-plan modern kitchen, creating a welcoming and versatile living space. The kitchen is stylishly fitted and features a contemporary breakfast bar, providing an excellent casual dining option while enhancing the open feel of the room.

There are two generous double bedrooms, both well-proportioned and flexible in their use. One bedroom is currently utilised as a dressing room by the current owner, highlighting the property's adaptability to suit a range of lifestyle needs, whether as a home office, guest room, or additional storage space. A sleek and stylish bathroom completes the internal accommodation.

Ideally located in the heart of Perth, the flat is within easy reach of the city centre's excellent amenities, including shops, cafes, restaurants, and transport links. The property further benefits from private allocated residential parking, a valuable feature for such a central location. Additional practical benefits include electric heating and double glazing throughout, ensuring comfort and energy efficiency year-round.

This attractive home would make an ideal purchase for first-time buyers, professionals, or investors seeking a high-quality property in a prime central location.

### **Lounge/Kitchen**

21'5" x 9'0" (6.55 x 2.75 )

### **Bedroom One**

11'2" x 10'9" (3.41 x 3.30 )

### **Bedroom Two**

7'2" x 10'2" (2.19 x 3.11 )

### **Bathroom**

5'6" x 6'4" (1.70 x 1.94)

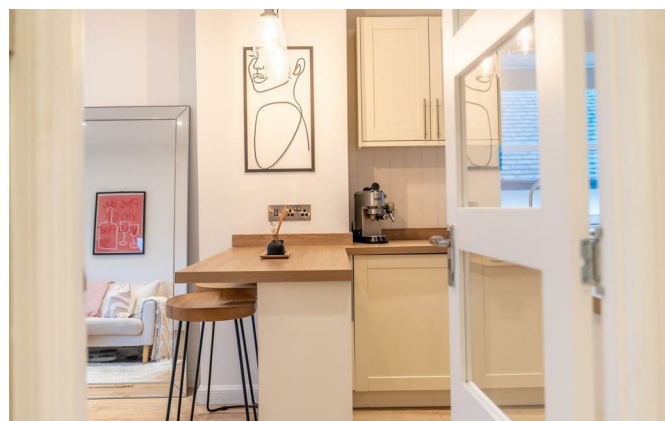




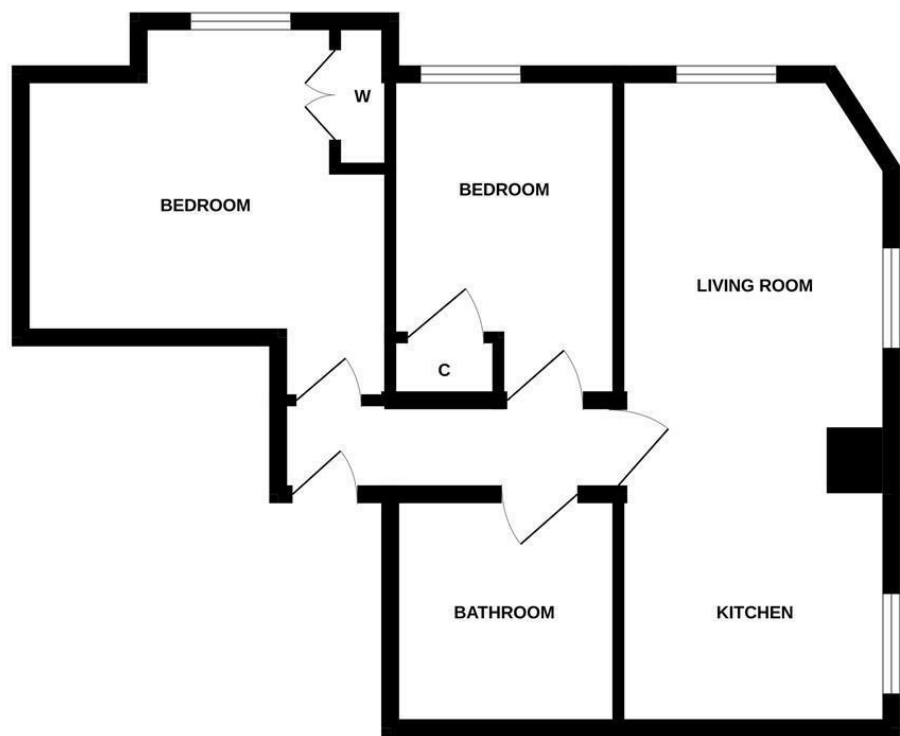
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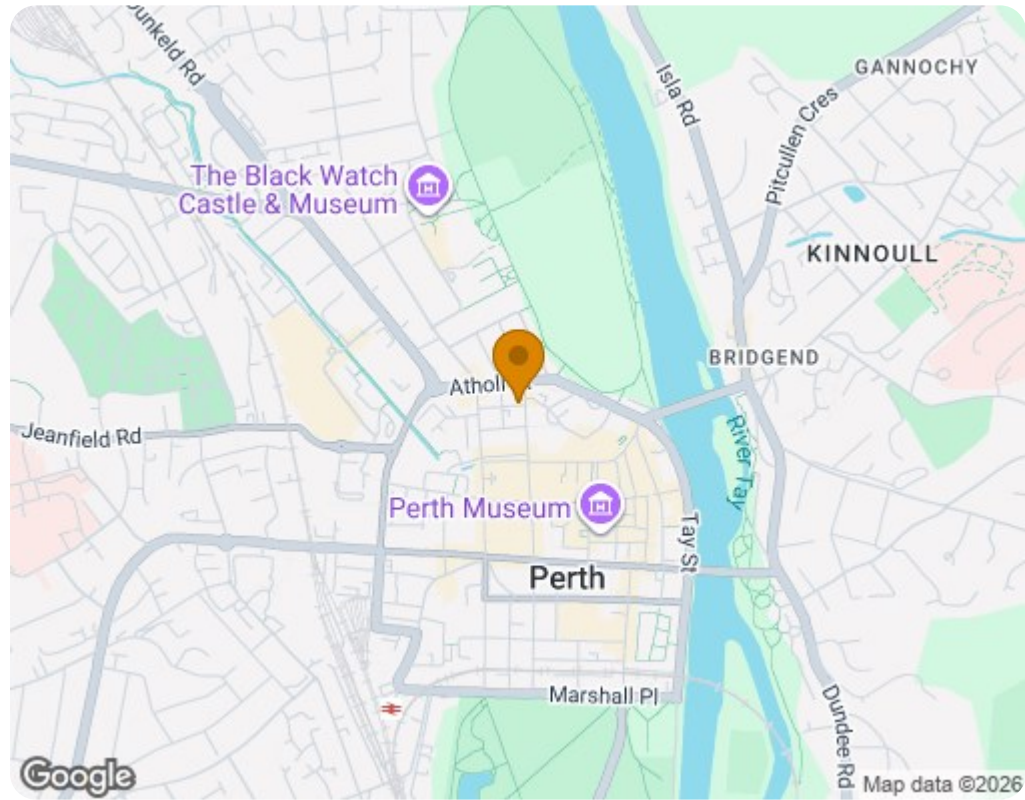
- Very well-presented flat in excellent move-in condition
- Two generous double bedrooms
- Private allocated residential parking
- Located on sought-after Kinnoull Street in the heart of Perth
- Stylish, modern bathroom
- Ideal for first-time buyers, professionals, or investors
- Bright and spacious lounge with open-plan modern kitchen
- Electric heating and double glazing throughout



TOP 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
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland 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) A		
(81-91) B	90	90
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Scotland EU Directive 2002/91/EC		