

Simple Approach



Estate Agents



36N Scott Street, Perth  
PH1 5EH

Offers over £82,950



Located on the popular Scott Street, this attractive two-bedroom flat offers an excellent opportunity to enjoy stylish city living or secure a sound investment. Set within a traditional building, the property boasts a bright and spacious open-plan kitchen and lounge. The kitchen is fitted with ample worktop space, while the lounge benefits from large windows allowing plenty of natural light. The accommodation comprises two well-proportioned bedrooms, ideal for a couple, small family, or as a rental opportunity. A sleek, modern shower room completes the interior.

Further benefits include efficient gas central heating and double glazing throughout, ensuring comfort and energy efficiency all year round. The property's location is one of its biggest assets—just a short stroll from Perth's city centre, offering easy access to shops, restaurants, cafes, and excellent transport links including the bus and train stations. This property would make a fantastic home for a first-time buyer or a great addition to a buy-to-let portfolio.

### **Open-plan Kitchen with Lounge**

10'3" x 15'11" (3.13 x 4.86)

### **Bedroom One**

7'10" x 10'6" (2.41 x 3.22)

### **Bedroom Two**

8'10" x 7'8" (2.70 x 2.34)

### **Family Shower Room**

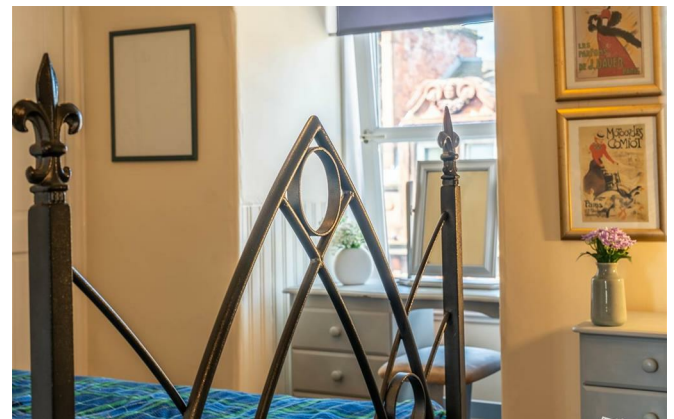
6'0" x 5'11" (1.84 x 1.81)







- Well Presented Flat
- Open Plan Lounge / Kitchen
- Ideal For First Time Buyer Or Investors
- Two Generous Bedrooms
- Gas Central Heating & Double Glazing
- Bright & Spacious Throughout
- City Centre Location





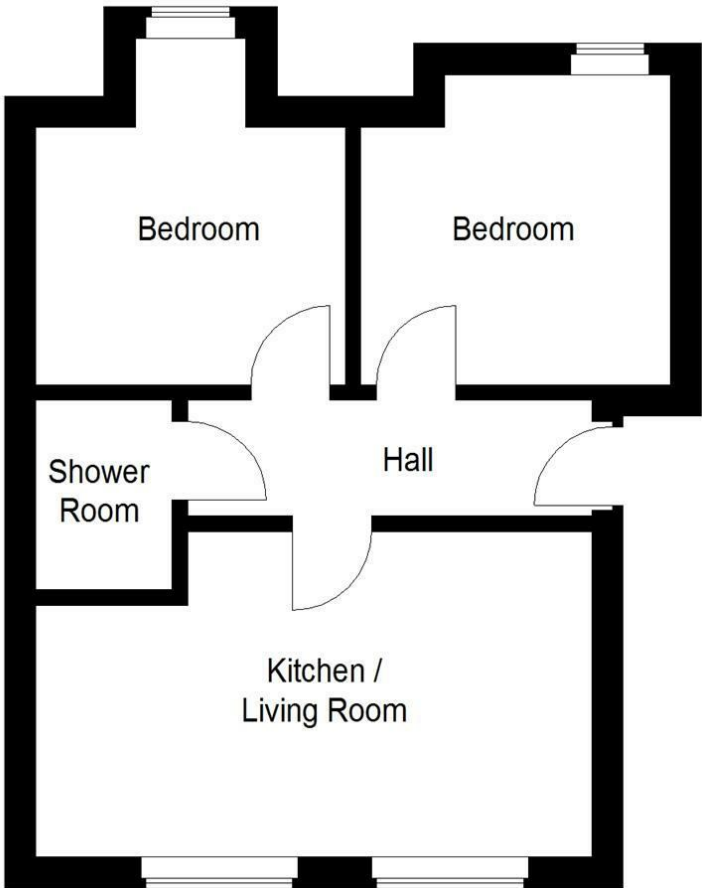
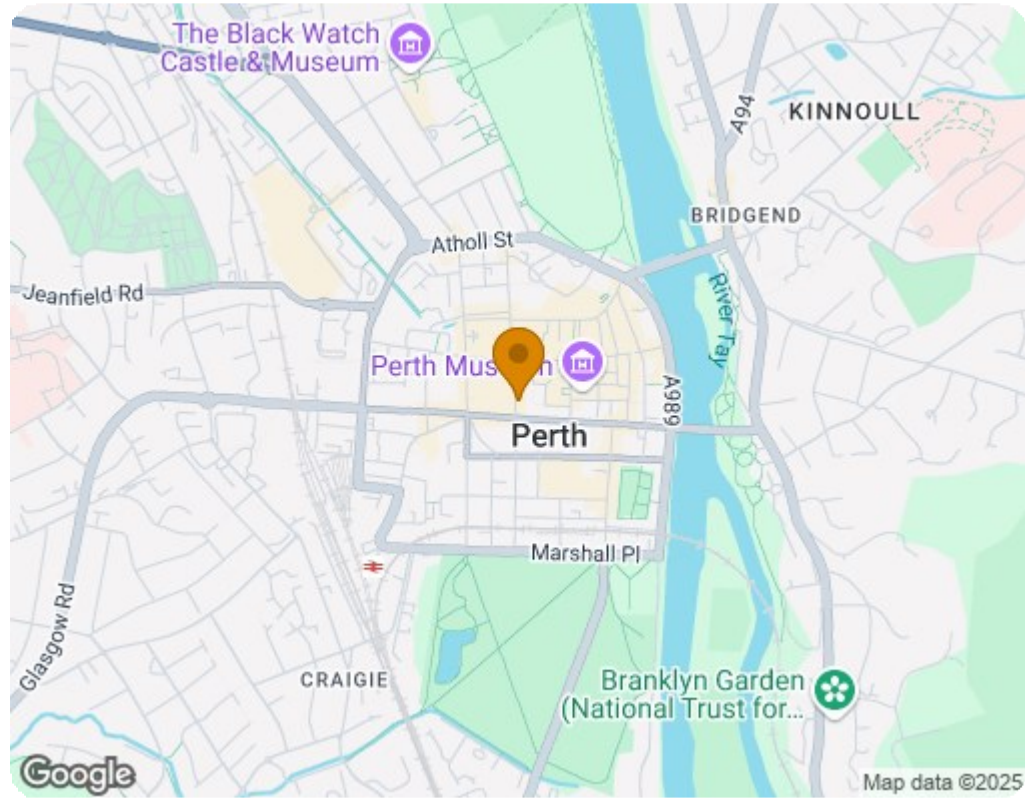


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1207381)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		77
(81-91) B		
(69-80) C		
(55-68) D	62	
(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		80
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Scotland		EU Directive 2002/91/EC