

Simple Approach



**Flat 2 66-68 Victoria Street, Perth  
Perthshire PH2 8JS**

**Offers over £113,000**

Simple Approach are delighted to welcome this well presented ground floor flat on Victoria Street to the Perthshire residential market. This two bedroom flat is ideally placed to take advantage of the numerous amenities available in the city centre just seconds away as well as both the train and bus station minutes away. The property comes to the market in brilliant condition throughout, with a fully fitted kitchen, a white bathroom with shower over bath facility, a bright and spacious lounge and two sizeable double bedrooms with fitted wardrobes in the master room. Off the lounge you can access the communal space to the rear via patio doors which also allows for natural light to flood the room. Ample on street parking is available to the front and parking permits are available via PKC. This great property lends itself to a wide range of purchasers and is the ideal purchase for any first time buyer or small family looking for a well-located home in move-in condition throughout. Viewing is absolutely essential to appreciate the modern and stylish accommodation on offer.

**Lounge**

10'11" x 13'6" (3.35 x 4.14)

**Bedroom**

9'0" x 9'8" (2.75 x 2.96)

**Bathroom**

5'11" x 5'6" (1.82 x 1.68)

**Bedroom**

9'10" x 10'11" (3.01 x 3.34)

**Kitchen**

10'9" x 8'7" (3.30 x 2.62)








- Two Bedroom, Ground Floor Flat
- Modern Fitted Kitchen
- Gas Central Heating And Double Glazing
- Ample On Street Parking (Permits Via PKC)
- Communal Space To The Rear
- Move In Condition Throughout





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Scotland</b>	EU Directive 2002/91/EC 	
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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