

Simple Approach



12 The Cooperage Kinnoull Street, Perth
PH1 5EQ

Offers over £139,950

Simple Approach Estate Agents are delighted to welcome this immaculately presented third floor flat situated in a convenient residential area on Kinnoull Street, The Copperage. On entering from the communal close a roomy hallway, modern open plan kitchen and lounge, two bedrooms and chic bathroom can be found. This property has very recently been done up to the highest of standards and beautifully decorated in light, natural tones throughout. The kitchen area has a range of built in appliances along with space for casual dining and useful floating shelves. The bedrooms are double rooms with stunning, modern panelling on the back wall making it the perfect feature wall. This property benefits from many sought after features such as electric central heating, double glazing and dedicated parking space. Early viewing is essential so you do not miss out on this stunning property.

Lounge/ Kitchen

8'7" x 21'2" (2.63 x 6.46)

Bathroom

5'2" x 5'11" (1.60 x 1.82)

Bedroom

11'10" x 6'9" (3.62 x 2.06)

Entrance Hallway

10'2" x 2'8" (3.10 x 0.83)

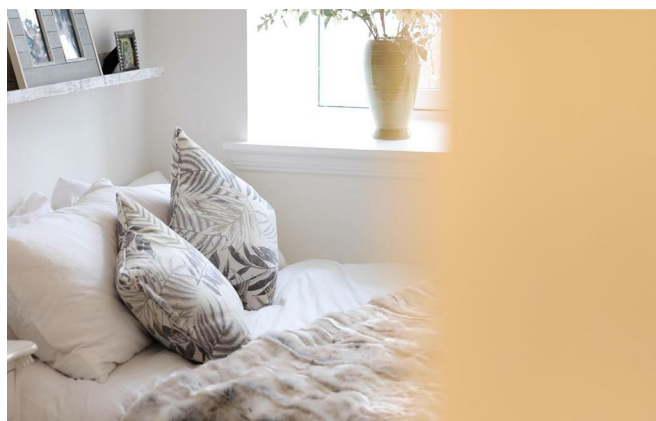
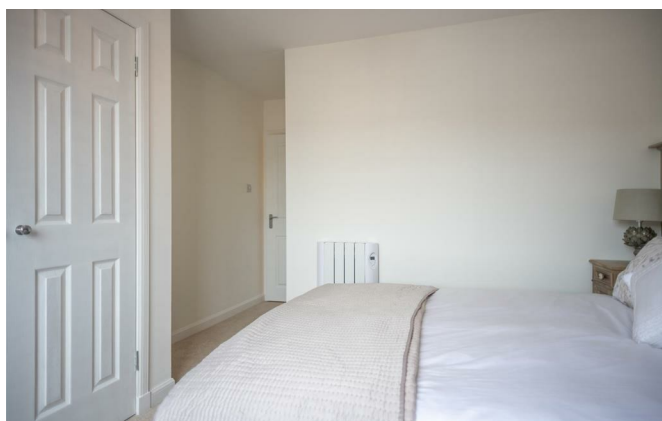
Bedroom

10'9" x 10'4" (3.29 x 3.17)

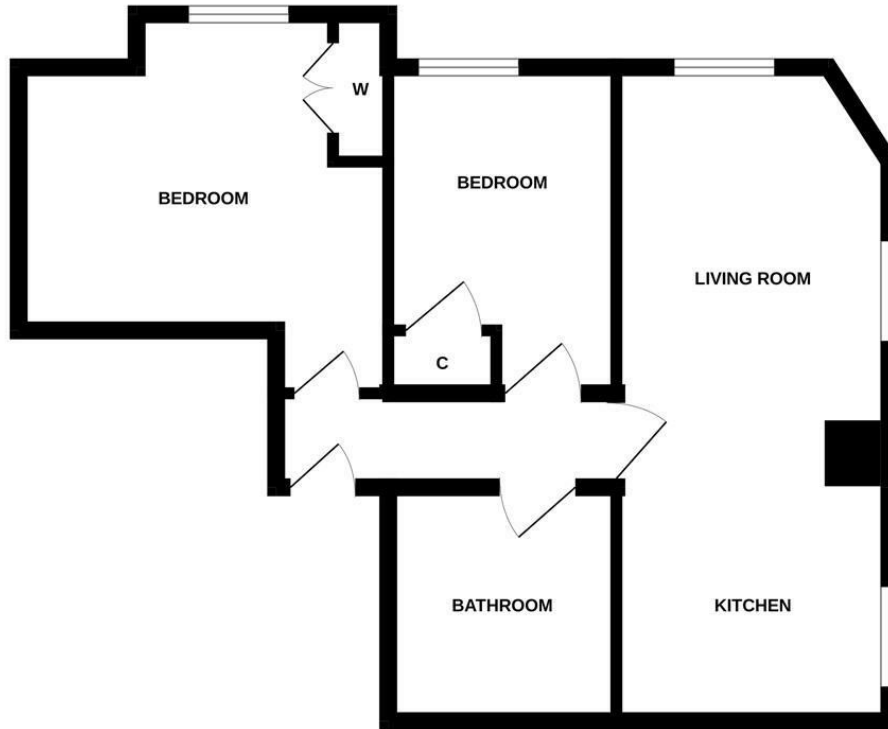




- Stylish Two Bedroom, Third Floor Flat
- Recently Refurbished Throughout
- Immaculate Move-in Condition
- Modern Open Plan Lounge/ Kitchen
- Electric Central Heating and Double Glazed Windows
- Close To All Local Amenities



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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	77
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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	64	62
EU Directive 2002/91/EC		