

Simple Approach



**42b Abbot Street, Perth
Perthshire PH2 0EE**

Offers over £145,000

*** CLOSING DATE SET FOR TUESDAY 28th JANUARY 12 NOON ***

Simple Approach are pleased to welcome this 2 bedroom first floor apartment in the sought-after area of Abbot Street in Craigie to the residential market. Buyers are offered a fantastic opportunity to purchase a move-in condition property well located for access into Perth City Centre and both the Perth Train & Bus Stations, not to mention the Tesco Supermarket and amenities just a few minutes walk away. Boasting sought-after features such as gas central heating, recently installed double glazing, lovely high ceilings and other features that is expected with a periodical home, This fabulous flat is the perfect purchase for any first time buyer or buy-to-let investor. Viewing is essential to appreciate the excellent location and overall good condition of the property.

Living Room

9'4" x 12'11" (2.85 x 3.94)

Kitchen

11'5" x 12'6" (3.49 x 3.82)

Bathroom

5'2" x 9'6" (1.58 x 2.91)

Bedroom 1

14'0" x 10'9" (4.27 x 3.29)

Bedroom 2

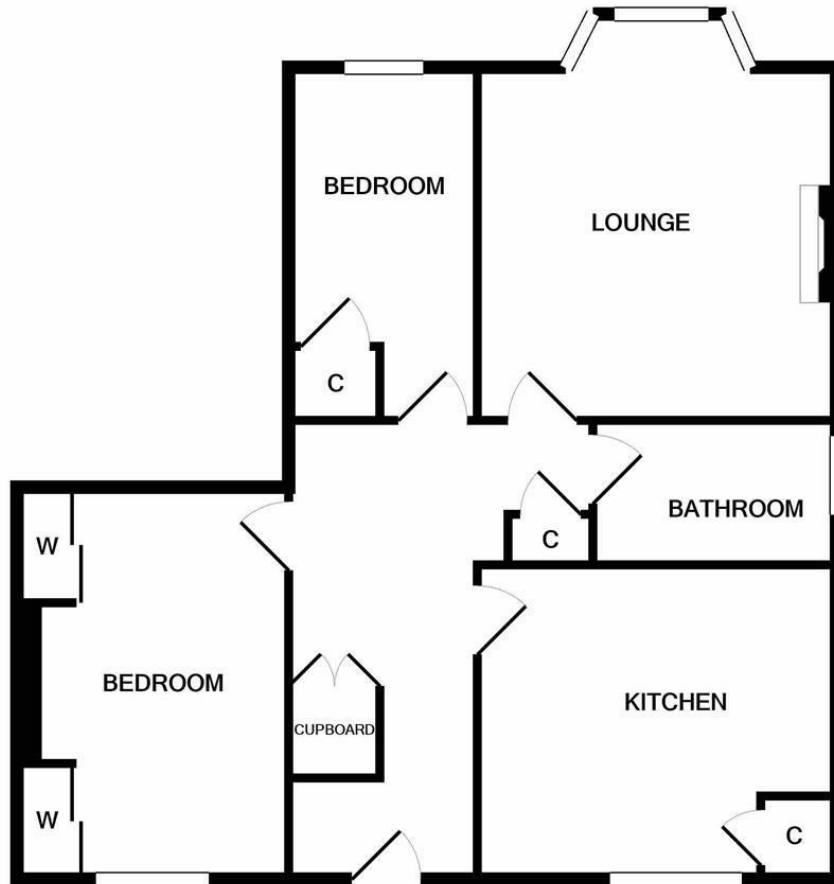
12'7" x 6'10" (3.85 x 2.10)





- Two bedroom 1st floor apartment
- Gas central heating and double glazed
- Enclosed garden
- Sought after location
- On-street parking
- Fitted wardrobes in double bedroom





Whilst every attempt has been made to ensure the accuracy of the floor plan 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	71	79
(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	71	81
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
Scotland		EU Directive 2002/91/EC