

Simple Approach



**11 Florence Court, Perth  
PH1 5BL**

**Offers over £117,000**

Simple Approach are excited to bring this well-presented 2 bedroom First floor apartment on Florence Court to the residential market. This property comes with sought- after features such as gas central heating, a modern fitted kitchen with most appliances already integrated and a great sized living space. The master bedroom has an en-suite shower room and both double bedrooms come with fitted cupboard space, as well as plenty of further storage in the hallway. The family bathroom has been tiled in a very clean and contemporary fashion s a bath. Residential parking and secure entry into the building make this property a fantastic purchase for first time buyers or the perfect buy-to-let investment. Viewing is essential to appreciate the space on offer, as well as the excellent location for all local amenities including Asda Supermarket across the road and the easy access into Perth City Centre or onto the motorway via Dunkeld Road.

**Livingroom**

13'2" x 12'8" (4.02 x 3.88)

**Kitchen**

10'7" x 9'6" (3.24 x 2.92)

**Bedroom 1**

12'2" x 11'10" (3.71 x 3.63)

**Bedroom 1 (En-suite)**

5'8" x 6'6" (1.73 x 1.99)

**Bedroom 2**

10'1" x 12'4" (3.09 x 3.78)

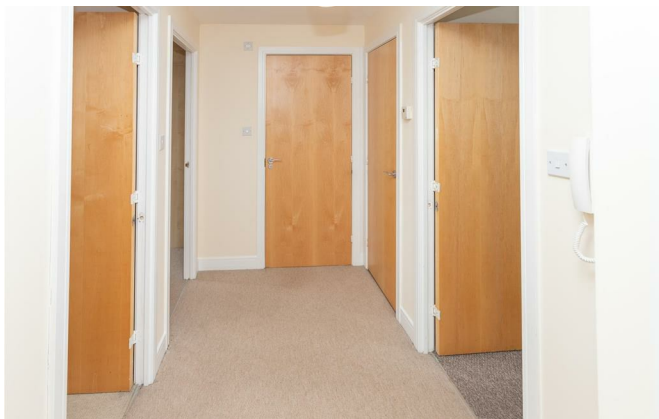
**Bathroom**

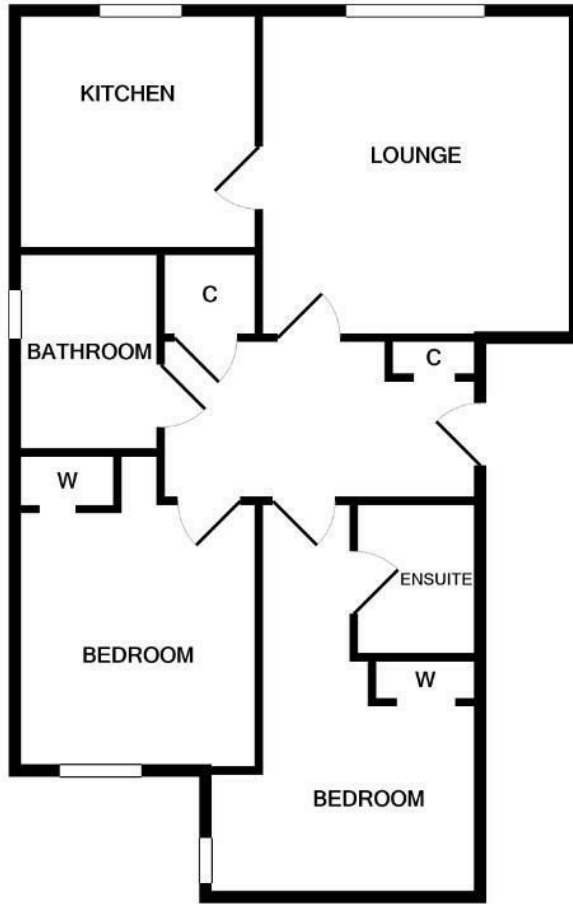
6'7" x 6'2" (2.01 x 1.88)





- Spacious First Floor Flat
- Gas Central Heating
- Two Double Bedroom, One With En-Suite
- Modern Kitchen and Bathroom
- Double Glazing
- Sought-After Location





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) <b>A</b>			
(81-91) <b>B</b>		80	82
(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>			
Not energy efficient - higher running costs			
<b>Scotland</b>		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) <b>A</b>			
(81-91) <b>B</b>		83	85
(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>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>Scotland</b>		EU Directive 2002/91/EC	