

Simple Approach



**20 Flat 7 Scott Street, Perth
Perthshire PH1 5EJ**

Offers over £73,000

Simple Approach are excited to welcome this two bedroom second floor flat, in an ideal location of the City Centre to the residential market. This flat is set on Scott Street and comprises a bright and spacious lounge, a good sized kitchen with integrated oven and hob and ample room for freestanding white goods, two sizable bedrooms and a shower room. The property further benefits from beautiful high ceiling, spacious living space throughout and more modern elements such as large double glazed windows and gas central heating. Scott Street could not be better located due to its locality to all amenities found on the High Street such as restaurants, shops and supermarkets as well as being within close proximity of both Perth Train and Bus Station, ideal for the commuter looking for quick links into Dundee, Edinburgh & Glasgow. Ample on-street parking is available with parking permits throughout the city centre at an affordable annual rate, which can be arranged with Perth and Kinross Council.

Bedroom

9'8" x 15'5" (2.97 x 4.72)

Bedroom

10'11" x 7'3" (3.34 x 2.22)

Kitchen

11'1" x 12'3" (3.38 x 3.74)

Bathroom

7'6" x 4'11" (2.31 x 1.51)

Lounge

13'8" x 13'0" (4.18 x 3.97)

Entrance Hallway

14'8" x 3'6" (4.48 x 1.07)

Location

This property benefits from being within seconds of all High Street shopping with Perth Bus & Train Station situated just minutes away, ideal for the commuter. There is easy access to the motorway networks in every direction from the centre of Perth leading to the larger cities of Dundee, Stirling, Edinburgh and Glasgow.

Perth City Centre offers a wide range of nearby amenities such as a variety of shops, restaurants, bars and leisure facilities to name just a few, making this property the perfect purchase for those looking to be on the outskirts of a vibrant centre without compromising the benefits of a peaceful second floor flat.





- Two Bedroom, Second Floor Flat
- City Centre Location
- Large Kitchen
- Parking Permits Available Via PKC
- Close To All Local Amenities





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
Scotland		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C	79	87
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
Scotland		