

Simple Approach



16A St. Andrew Street, Perth
Perthshire PH2 8SA

Offers over £78,000

Simple Approach are pleased to welcome this bright, spacious and well presented ground floor flat within the modern development on St. Andrew Street to the residential market. This beautiful property is the perfect purchase for any first time buyer, mature buyer or small family looking for an affordable home to start them on the property ladder. Having been decorated in modern tones throughout, this property comprises a good-sized lounge, a separate dining kitchen, one double bedroom and a family bathroom with shower over bath facility. Boasting sought-after features such as gas central heating, double glazing, a secure entry system and a permit providing access to parking space within the residential car park, this property offers buyers modern living within a sought-after development and could not be better located for quick access into Perth City Centre and for those looking for quick routes into Dundee, Edinburgh and the Central Belt via Perth Train and Bus Stations which are both within walking distance. Viewing is absolutely essential to appreciate the quality of home on offer, as well as the fantastic location.

Location

St. Andrew Street is set on the outskirts of the City Centre area of Perth. This property could not be better located for those looking for quick commuting links to larger cities including Dundee, Edinburgh and Glasgow via the nearby Perth Train & Bus Stations and benefits from having amenities such as High Street shops, restaurants and cafes all just minutes away.

Kitchen

11'1" x 6'3" (3.39 x 1.92)

Bathroom

6'7" x 7'2" (2.01 x 2.19)

Entrance Hallway

6'7" x 10'3" (2.01 x 3.13)

Livingroom

12'10" x 11'0" (3.92 x 3.37)

Bedroom

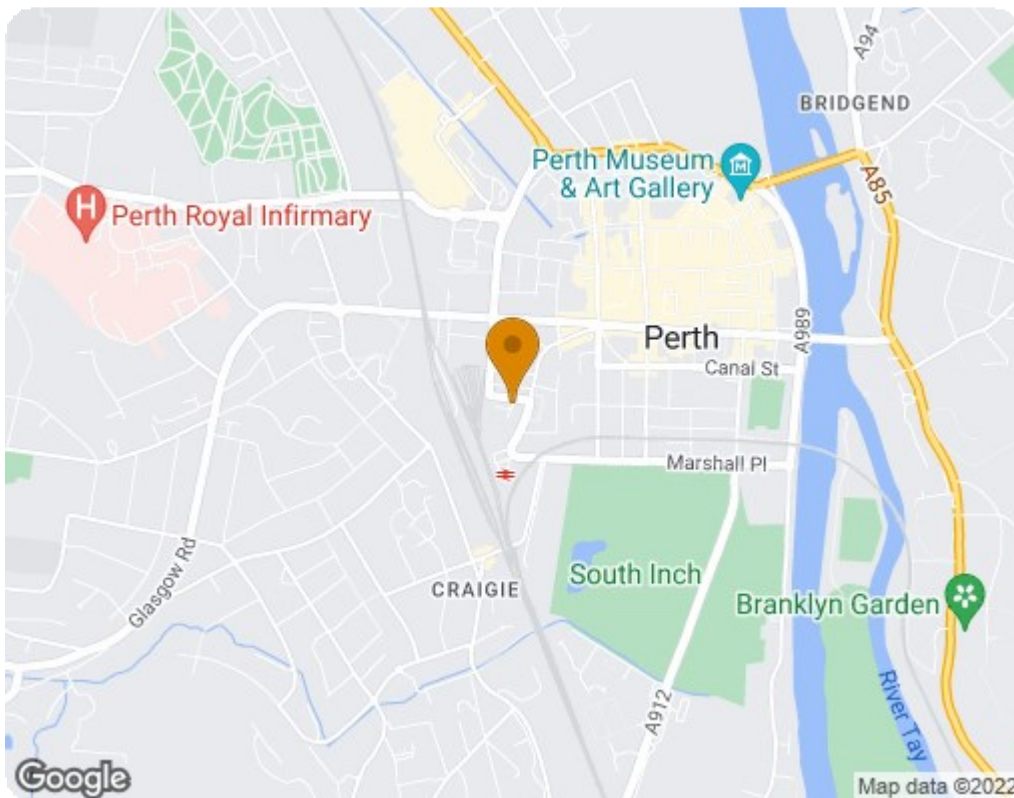
11'4" x 11'0" (3.46 x 3.37)






- Spacious Ground Floor Flat
- Great Sought After Location
- One Large Double Bedroom
- Gas Central Heating & Double Glazing
- Residential Private Parking
- Close To Perth Bus Station & Perth Train Station Perfect For Commuters





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	77	77
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland	EU Directive 2002/91/EC 	
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B	80	80
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
Scotland	EU Directive 2002/91/EC 