

Simple Approach



36B Scott Street, Perth
Perthshire PH1 5EH

Offers over £62,000

Simple Approach are pleased to welcome to the market this very well presented one bedroom period property on Scott Street. Ideally placed to take advantage of the numerous amenities available in the city centre just seconds away. This charming apartment has beautiful features such as the original hard wood flooring, ornate cornicing and the stunning bare stone wall in the living room. The accommodation comprises a spacious lounge, bright kitchen, a good sized bedroom with fitted wardrobe and a bathroom with shower over the bath. Ample parking in the Scott Street car park permits available from the council which roughly works out at £4.50 a week.

Lounge

12'1" x 16'5" (3.70 x 5.01)

Kitchen

10'0" x 11'8" (3.06 x 3.57)

Bedroom 1

8'5" x 13'10" (2.58 x 4.24)

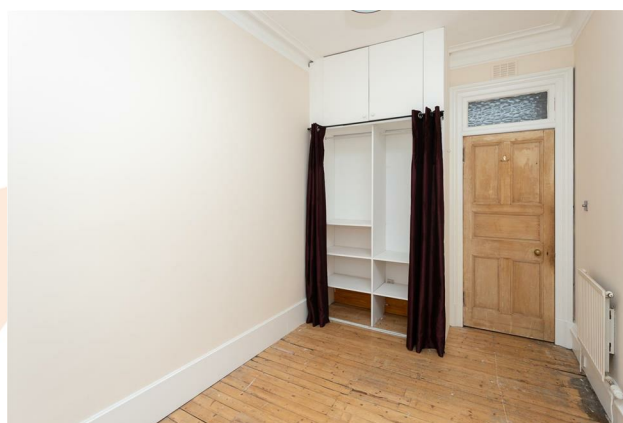
Bathroom

5'11" x 4'11" (1.81 x 1.51)

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.

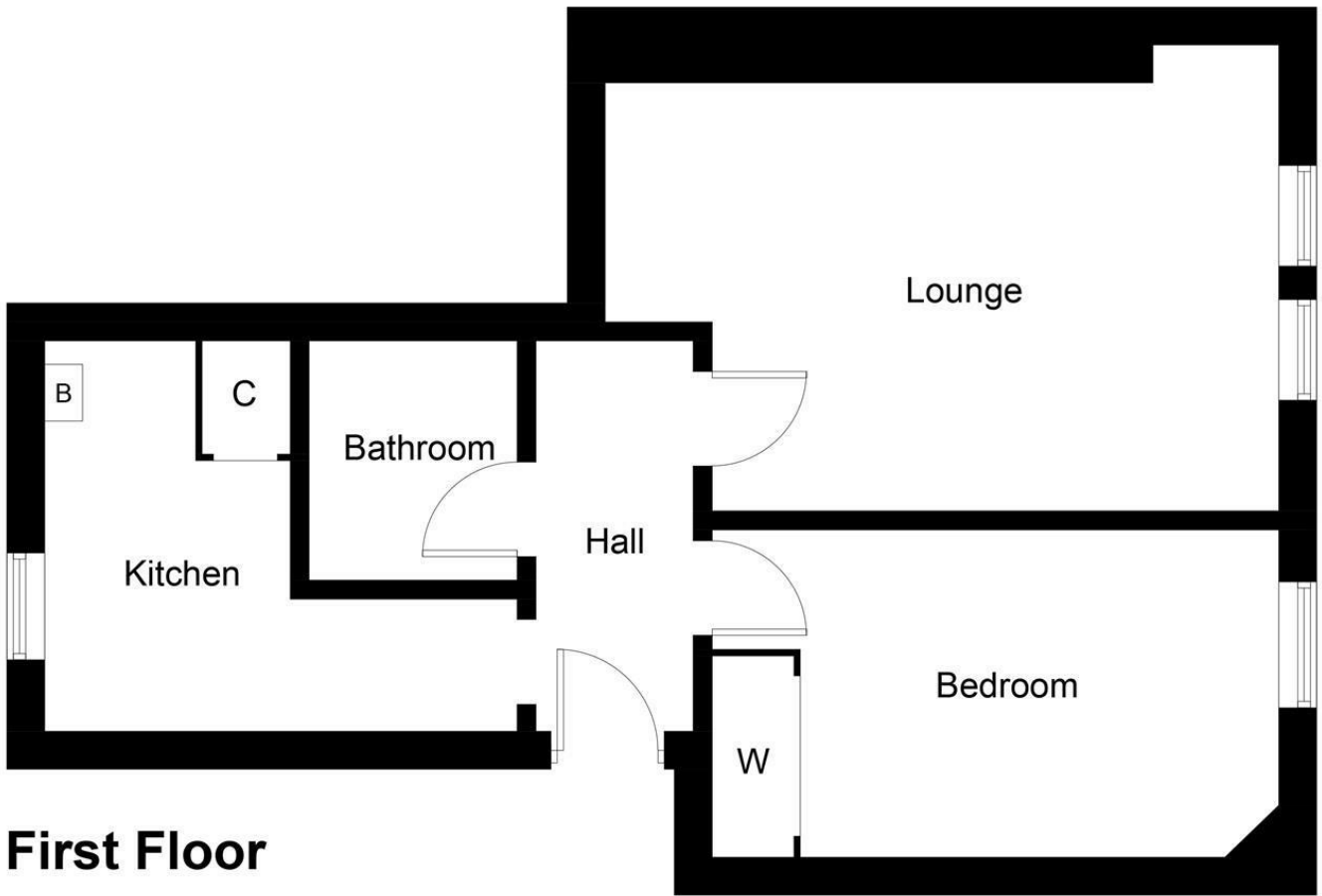
Perth City Centre offers a wide range of nearby amenities such as a variety of shops, restaurants, bars and leisure facilities to name just a few, making this property the perfect purchase for those looking for the ideal city centre location.





- City Centre Location
- Ample Amenities Seconds Away
- Gas Central Heating
- Double Glazing
- Permit Parking
- Beautiful Original features
- Move In Condition





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		
	68	75
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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	68	78
EU Directive 2002/91/EC		
Scotland		