

Simple Approach



**Flat 1 48D George Street, Perth
Perthshire PH1 5JL**

Offers over £59,950

Simple Approach are delighted to welcome this beautifully presented second floor flat on George Street to the residential market. Set within the heart of the City Centre this property could not be better situated to take advantage of all amenities just seconds away, as well as to Perth Train & Bus Station both located nearby. The property comes to the market in excellent condition throughout, having been decorated in modern and neutral tones throughout with a modern kitchen, a stylish bathroom with quirky stone wall feature, a bright and spacious lounge and a double bedroom both overlooking George Street below. Boasting sought-after features such as gas central heating and double glazing, this property lends itself to a wide range of buyers and is the ideal purchase for any first time buyer or buy to let investor looking for a well-located home in move-in condition. Viewing is absolutely essential to appreciate the overall fresh look of the property as well as well as the excellent location for those looking to be within walking distance of Perth City Centre.

19'9" x 9'0" (6.03m x 2.76m)

Kitchen

6'7" x 8'5" (2.03m x 2.58m)

Bedroom

12'8" x 7'11" (3.88m x 2.42m)

Bathroom

7'5" x 5'6" (2.28m x 1.69m)

Location

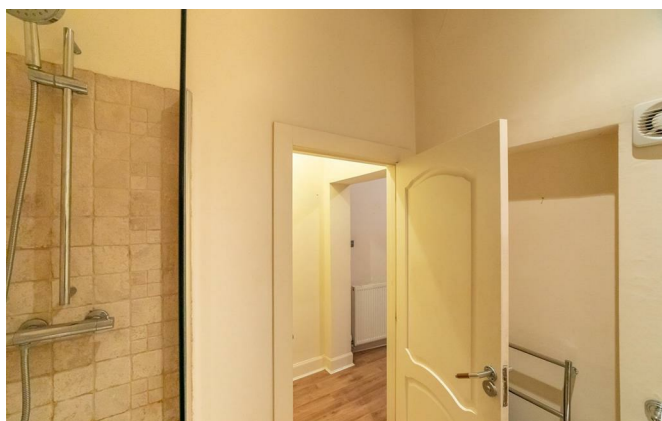
This property benefits from being within seconds of all High Street shopping with Perth Bus & Train Station situated just minutes away, ideal for the commuter. There is easy access to the motorway networks in every direction from the centre of Perth leading to the larger cities of Dundee, Stirling, Edinburgh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

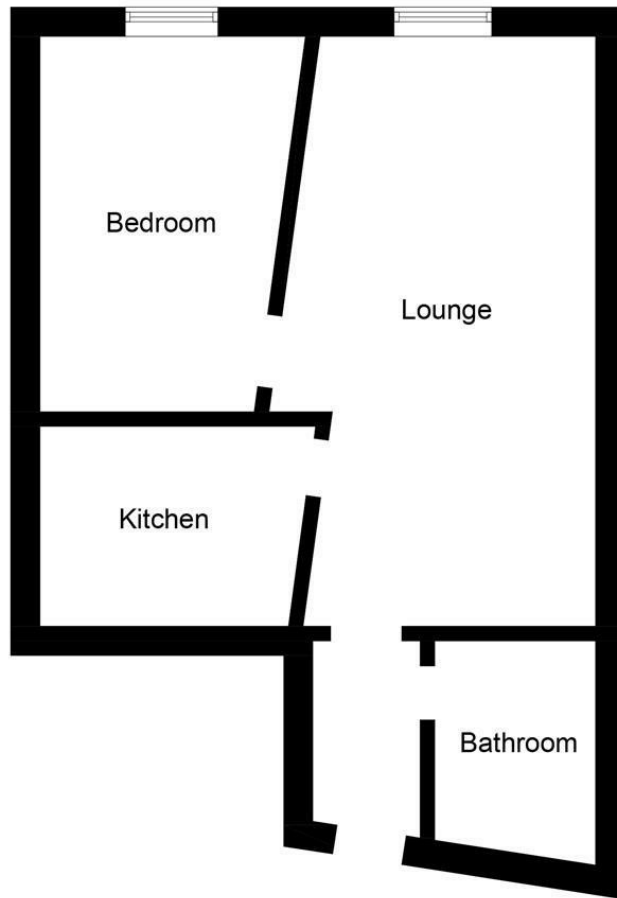
City Centre offers a wide range of nearby amenities such as a variety of shops, restaurants, bars and leisure facilities to name just a few, making this property the perfect purchase for those looking to be on the outskirts of a vibrant centre without compromising the benefits of a peaceful second floor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





- Well Presented Second Floor Flat
- Gas Central Heating
- City Centre Amenities Surrounding
- Double Bedroom
- Historic Location Within Perth
- Modern Kitchen & Fitted Bathroom





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		
	66	76
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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	66	81
EU Directive 2002/91/EC		