

Simple Approach



55 South Methven Street, Perth
Perthshire PH1 5NX

Offers over £84,950

Simple Approach are delighted to welcome this beautifully presented first floor flat on South Methven Street to the residential market. Set within the heart of Perth 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 immaculate condition throughout, having been renovated throughout with a modern kitchen, a stylish shower room, new carpeting and fresh decoration in each room. Boasting sought-after features such as new gas central heating and a shared garden area to the rear. This property lends itself to a wide range of buyers and is the ideal purchase for any first time buyer, investor or small family 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 high quality of new fixtures and finishings on offer throughout.

Lounge

12'4" x 14'10" (3.78 x 4.54)

Kitchen

5'1" x 15'8" (1.57 x 4.78)

Bedroom 1

6'10" x 12'6" (2.10 x 3.82)

Bedroom 2

6'5" x 14'11" (1.97 x 4.56)

Box Room

5'7" x 5'3" (1.71 x 1.61)

Shower Room

5'8" x 7'10" (1.74 x 2.41)

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 first floor flat.





- Beautifully Presented First Floor Flat
- Two Double Bedrooms
- Gas Central Heating
- New Carpeting & Fresh Decoration Throughout
- City Centre Location Surrounded by Amenities
- Modern Kitchen & Shower Room



Ground Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	80	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Scotland EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B	82	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

Scotland EU Directive 2002/91/EC