

Simple Approach



**55 Vasart Court, Perth  
Perthshire PH1 5QZ**

**Offers over £144,950**

SAT NAV - PH1 5QZ, 55 Vasart Court

Simple Approach are delighted to welcome this immaculately presented south facing ground floor apartment on the ever popular Vasart Court to the residential market. Set within walking distance of Perth City Centre whilst providing all of the sought-after features of modern living such as an en-suite, private residential parking, gas central heating, double glazing. Comprising; a bright and spacious lounge, a modern dining kitchen with some integrated appliances, two double bedrooms with stunning master en-suite set to the rear of the building for added peace and quiet and a fitted bathroom this beautiful home is perfectly suited to those looking for a move-in condition home set across one accessible floor. Viewing is absolutely essential in order to appreciate the full package on offer, as well as the excellent location.

13'9" x 12'8" (4.20m x 3.88m)

**Kitchen**

13'6" x 11'6" (4.13m x 3.51m)

**Bathroom**

7'0" x 6'11" (2.14m x 2.12m)

**Bedroom 1**

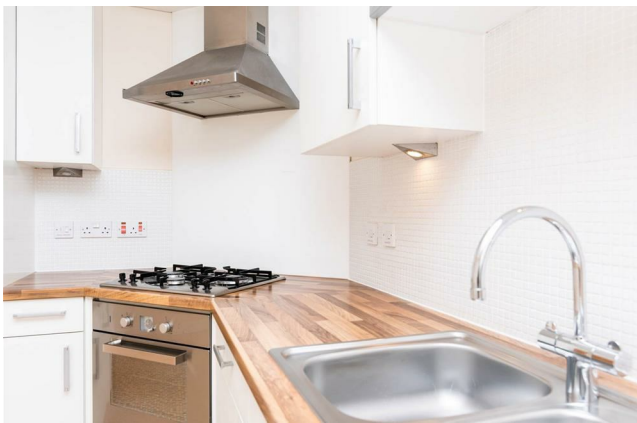
10'7" x 11'6" (3.24m x 3.51m)

**En suite**

4'4" x 8'0" (1.33m x 2.46m)

**Bedroom 2**

11'5" x 8'11" (3.50m x 2.73m)





- Bright & Spacious Ground Floor Flat
- Gas Central Heating & Double Glazing
- Ample Fitted Storage Space Throughout
- Modern Kitchen & Bathroom
- Two Double Bedrooms with Master En-Suite Shower Room
- Private Residential Parking Space





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	78	79
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Scotland</b>	EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	78	80
(69-80) <b>C</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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