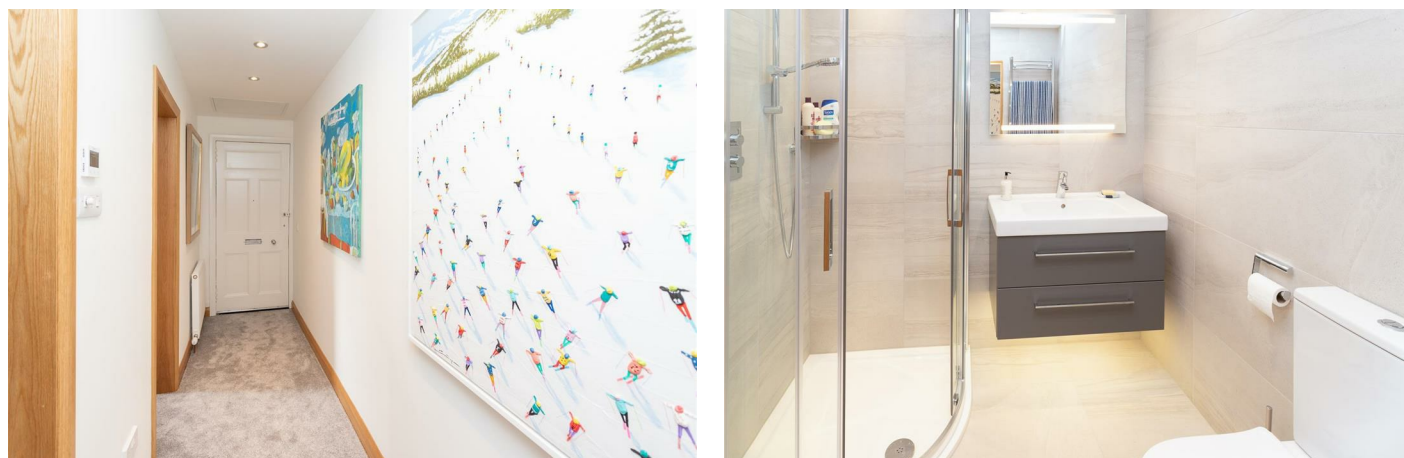


Simple Approach



**6a Abbot Street, Perth
Perthshire PH2 0EB**

Offers over £85,000

Simple Approach are delighted to offer this Showhome Standard Property with Immaculate Modern Interior Design to the Perthshire Market. This One Bedroom Ground Floor Apartment boasts splendid aspects in the the sought after location of Craigie. This immaculate property is just a short 10 minute walk away from the Norrie Millar Walk, Kinnoull Church, Rodney Gardens and Kinnoull Hill and woodlands area. This apartment is just a stone's throw away from local cafes, shops, restaurants, the Theatre, Concert Hall and both the North Inch and South Inch Parklands. It is situated in an ideal location for those commuting to Dundee, Pitlochry, Inverness, Edinburgh, Glasgow and Aberdeen. We would highly recommend a viewing of this unique property to appreciate the standard of property on offer.

Lounge

13'8" x 8'7" (4.17 x 2.63)

Kitchen

5'11" x 9'8" (1.82 x 2.96)

Bedroom

7'4" x 8'5" (2.24 x 2.57)

Shower Room

6'3" x 6'2" (1.92 x 1.88)

Location

This apartment is just a stone's throw away from local cafes, shops, restaurants, the Theatre, Concert Hall and both the North Inch and South Inch Parklands. It is situated in an ideal location for those commuting to Dundee, Pitlochry, Inverness, Edinburgh, Glasgow and Aberdeen. We would highly recommend a viewing of this unique property to appreciate the standard of property on offer.

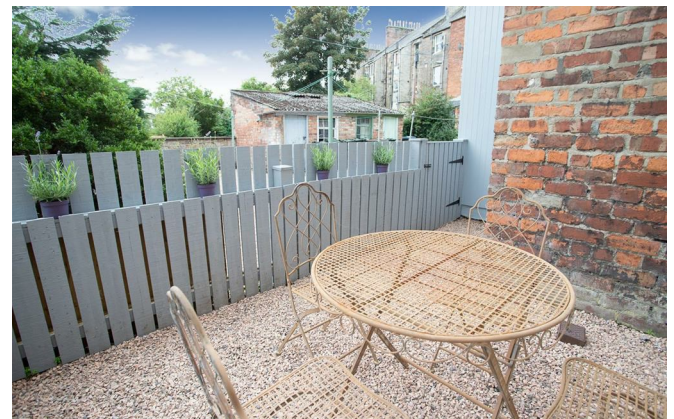
External

This property comes with a private modern outdoor space to enjoy those summer evenings with friends and family. This property also comes with under stairwell storage.





- Move In Showhome Condition
- Private Outdoor Space
- Brand New Gas Central Heating & Double Glazing
- Private Back Door Access to Private Outdoor Seating Area
- Great Sought After Location
- Ground Floor Floor Apartment
- High Spec Shower Room with Mains Gas Power Shower
- Close To All Amenities
- Renovated Recently To Very High Standard
- Under Floor Tile Warming with Ambient Lighting in the Shower Room





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	70	73
(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		
(69-80) C	73	77
(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	