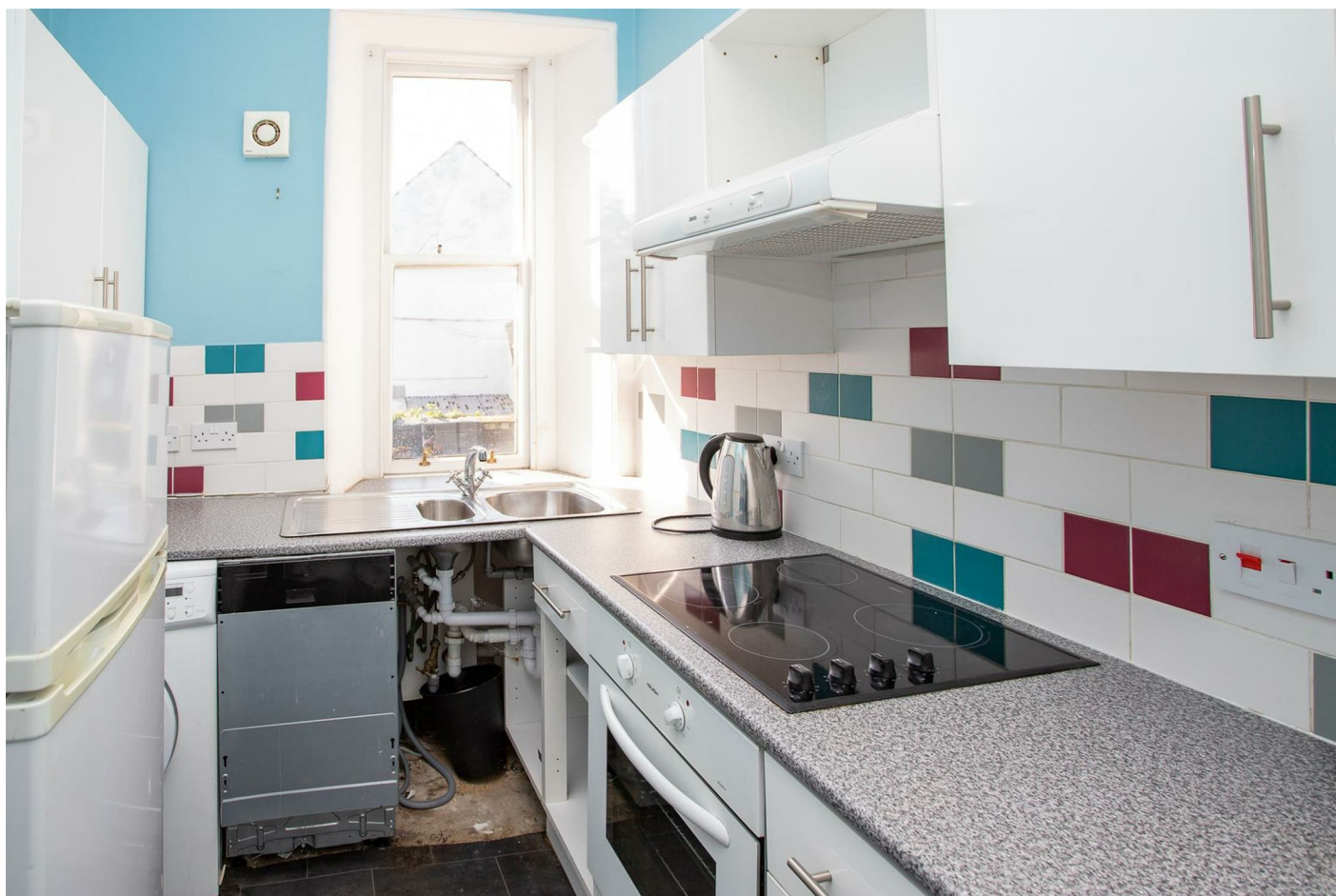


Simple Approach



**1/1 16 Hospital Street, Perth
Perthshire PH2 8HN**

Offers over £79,000

Simple Approach are pleased to welcome to the market this well presented two bedroom property on Hospital Street. Ideally placed to take advantage of the numerous amenities available in the city centre just seconds away. This first floor flat features two double bedrooms, living room, kitchen and shower room. The property is bright and spacious and in the perfect location for people wanting to be based in the city centre. This property would be ideal for any first time buyer or buy to let investor.

Kitchen

6'7" x 9'11" (2.01 x 3.03)

Livingroom

12'2" x 12'6" (3.71 x 3.82)

Bedroom 1

9'9" x 9'10" (2.99 x 3.00)

Bedroom 2

12'1" x 7'10" (3.70 x 2.40)

Bathroom

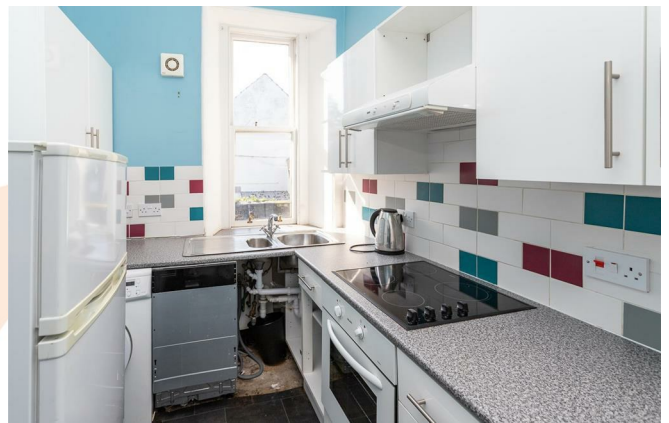
4'0" x 6'3" (1.23 x 1.93)

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.

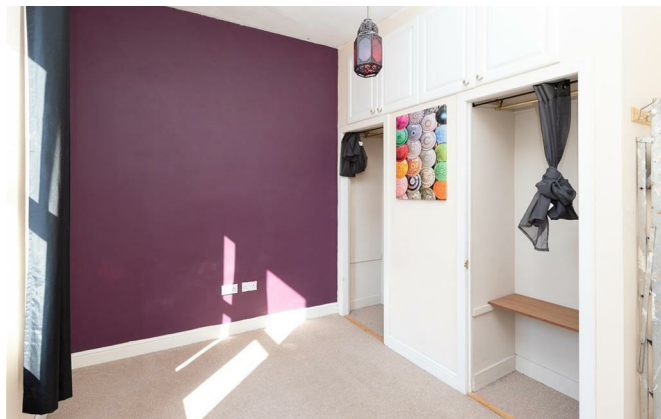




- City Centre Location
- Wet Electric Heating

- 2 Double Bedrooms
- On Street Parking

- Close To All Local Amenities
- Shower Room





First Floor



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		8	30
(1-20) G			
Not energy efficient - higher running costs			
Scotland		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		22	40
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	