

Simple Approach



**Flat 4 Number 3 Atholl Court, Perth
Perthshire PH1 5HX**

Offers over £84,950

Simple Approach are delighted to welcome this absolutely immaculate first floor flat in Atholl Court to the residential market. Set in the heart of the City Centre, this fantastic home offers the highest standard of accommodation from start to finish, boasting a fabulous galley style kitchen, Gas Central Heating and neutral decoration throughout. This delightful apartment lends itself to a wide range of buyers and would be ideally-suited to a commuting professional, first time buyer or mature buyers looking for the very best locality to amenities such as Perth Train & Bus Station just 5 minutes walk away and all shops, bars and restaurants found on the City's High Street which are all right on your doorstep. This beautiful property comprises a bright welcoming lounge which benefits from 2 Large windows allowing for lots of natural light, a contemporary fitted kitchen, two double bedrooms and a Family Bathroom. Viewing is essential to appreciate the overall quality of property on offer, as well as the excellent and very central location.

Living Room

11'8" x 14'2" (3.58 x 4.32)

Kitchen

11'9" x 7'7" (3.60 x 2.33)

Bathroom

5'4" x 6'10" (1.65 x 2.09)

Master Bedroom

14'4" x 8'11" (4.37 x 2.73)

Bedroom 2

7'1" x 10'2" (2.17 x 3.11)

External

There is ample on street parking available around Atholl Court and in the surrounding areas of Perth City Centre, where a parking permit can be obtained from Perth & Kinross Council at an affordable rate of approximately £120 per year.

Location

This property could not be better situated for its locality to nearby amenities including all businesses and shopping found on the High Street, all located within walking distance of this properties doorstep. For the commuter this property is ideally placed as both the Broxden & Inveralmond roundabouts are within short driving distance, providing quick motorway links to larger cities. Public transport is readily available within seconds of this property via Perth train and bus stations offering easy, accessible links towards Dundee, Edinburgh, Inverness & Glasgow.

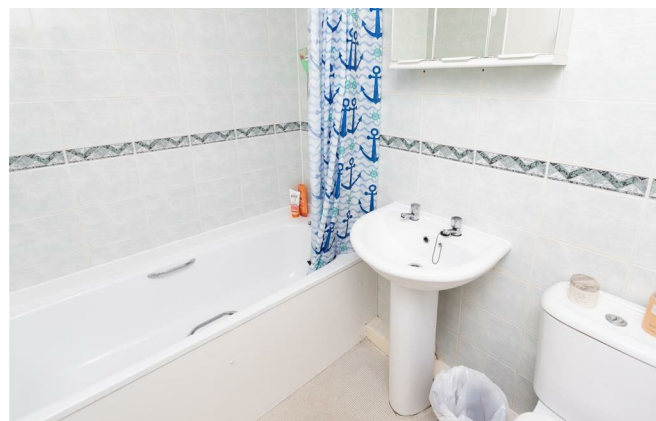


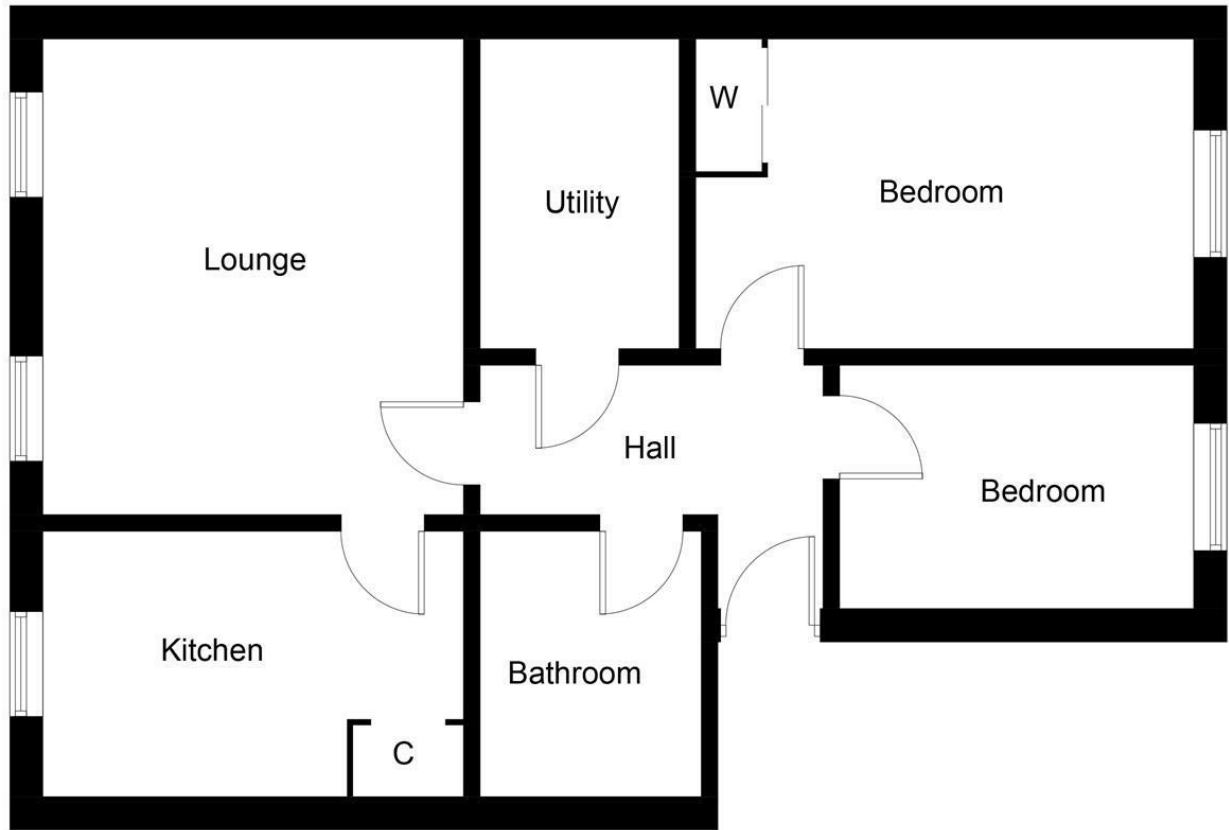


- 2 Bedroom First Floor Flat
- Close To All Great Amenities

- Modern Fitted Kitchen
- Move In Condition

- Great City Centre Location
- Gas Central Heating





First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
Scotland		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C	79	82
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
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Scotland		