

Simple Approach



**Flat 2 9 Abbot Street, Perth  
Perthshire PH2 0EB**

**Offers over £99,950**

Simple Approach are delighted to offer this traditional flat to the Perthshire Market. This Two Bedroom Apartment is set in the the sought after location of Craigie. Positioned just a stone's throw away from local cafes, shops, restaurants, theatre, Concert Hall and both the North Inch and South Inch Parklands. It is situated in an ideal location for use of some of the best commuter networks in Scotland with easy access to Edinburgh, Glasgow, Dundee etc. Comprising of a fantastic lounge dining room, modern kitchen, 2 Bedrooms and Bathroom with shower over bath facility. We would highly recommend a viewing of this property to appreciate the standard of home on offer.

**Livingroom**

13'4" x 18'5" (4.07 x 5.63)

**Kitchen**

11'8" x 7'0" (3.57 x 2.15)

**Bedroom 1**

7'3" x 13'3" (2.22 x 4.04)

**Bedroom 2**

8'0" x 18'4" (2.46 x 5.61)

**Bathroom**

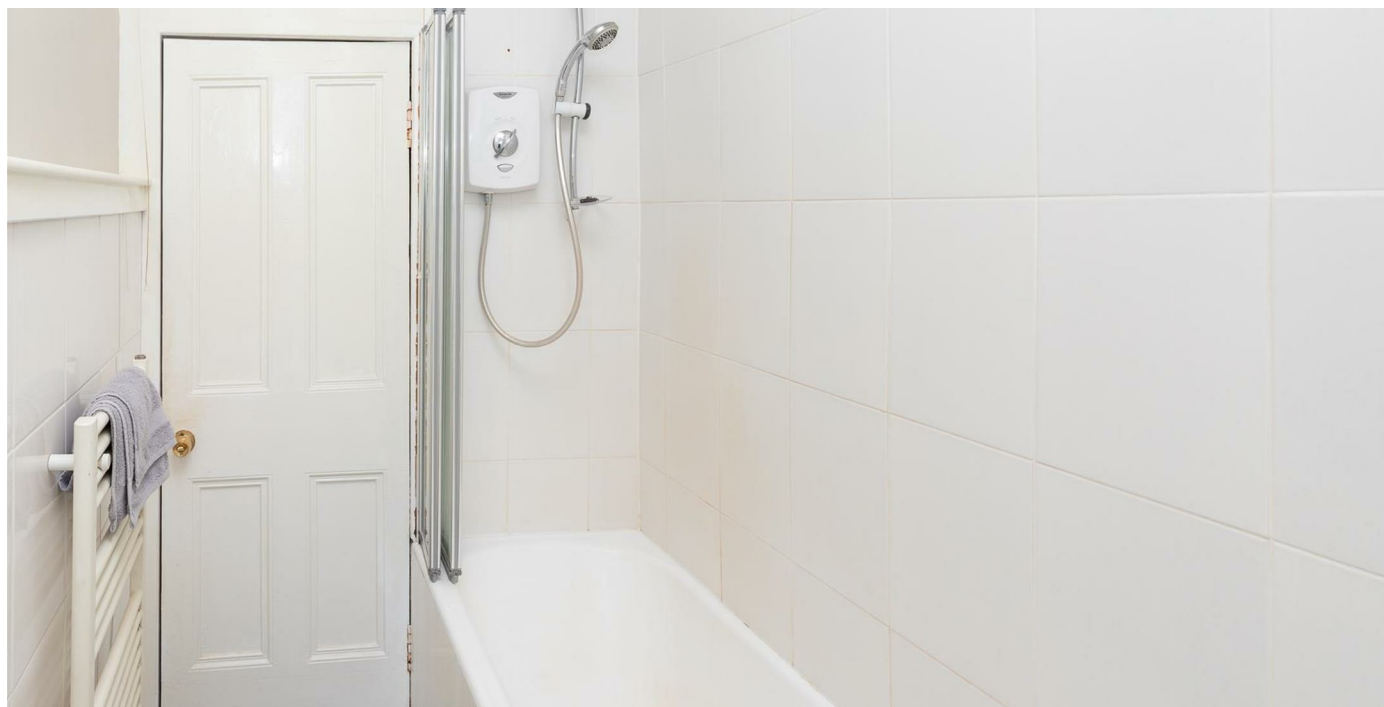
4'10" x 11'8" (1.49 x 3.57)

**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.



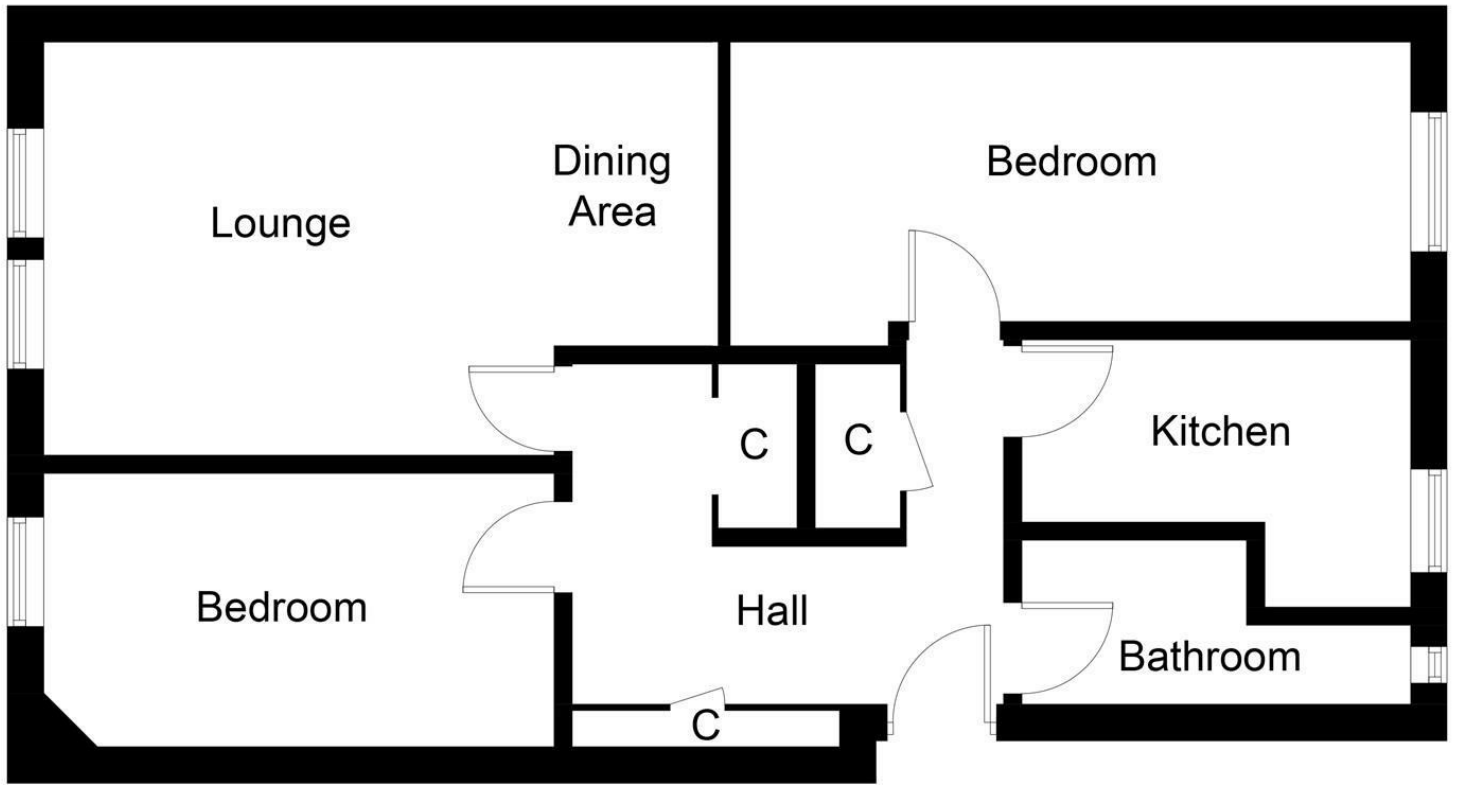


- Gas Central Heating
- Modern Kitchen

- Double Glazing
- Tastefully Decorated

- 2 Bedrooms
- On Street Parking





## Ground Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>79</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Scotland</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>Scotland</b>		EU Directive 2002/91/EC