

Simple Approach



**13C Charter house lane, Perth  
Perthshire PH2 8HF**

**Offers over £54,950**

Simple Approach are pleased to welcome to the market this very well presented one bedroom property on Charter House Lane to the Perthshire market. Ideally placed to take advantage of the numerous amenities available in the city centre just seconds away. This charming apartment comprises of a spacious lounge, bright kitchen, a good sized bedroom with fitted wardrobe and a bathroom with shower over the bath. The property also benefits from gas central heating and double glazing. Ample parking in the area is available and parking permits can be purchased from the council at extremely reasonable rates. Viewing is required to confirm the convenient location and excellent condition of this property.

**Livingroom**

10'1" x 12'0" (3.09 x 3.66)

**Kitchen**

8'2" x 4'10" (2.50 x 1.48)

**Bedroom**

9'3" x 8'0" (2.82 x 2.45)

**Bathroom**

4'9" x 12'0" (1.45 x 3.66m)

**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.

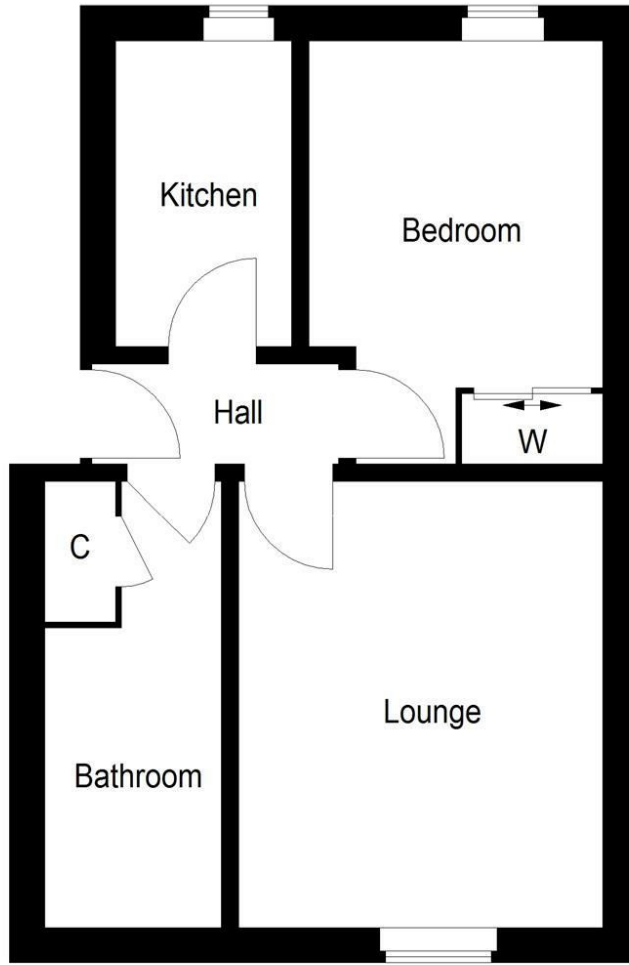
Perth City Centre offers a wide range of nearby amenities such as a variety of shops, restaurants, bars and leisure facilities to name just a few, making this property the perfect purchase for those looking for the ideal city centre location.





- Double Bedroom
- Gas Central Heating
- Double glazing
- Modern Kitchen and Bathroom suites
- Tastefully Decorated
- Ample parking nearby





First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		74	81
(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>			
(69-80) <b>C</b>		77	87
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>Scotland</b>		EU Directive 2002/91/EC	