

Simple Approach



**256b High Street, Perth**  
**Perthshire PH1 5QJ**

**Offers over £78,000**

Simple Approach are pleased to bring to the market this well presented one bedroom first floor flat situated in Perth city centre. This good sized home comprises a bright lounge with large window, modern dining kitchen with fitted units, spacious double bedroom and a stylish bathroom with shower over bath facility. Boasting features such as gas central heating, double glazing and all of the towns amenities just seconds away. Permits for parking are available from the council for the many public car-parks found within the City Centre. Viewing is essential to appreciate the decorative levels and the great location on offer.

### Livingroom

11'11" x 11'9" (3.65 x 3.60)

### Kitchen

8'0" x 10'7" (2.46 x 3.25)

### Bedroom

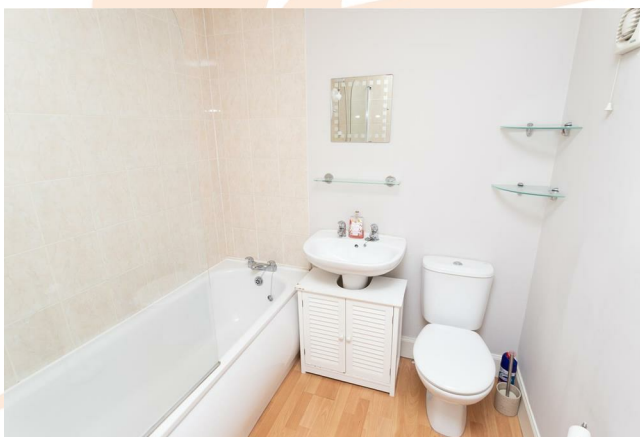
11'9" x 12'0" (3.60 x 3.68)

### Bathroom

6'1" x 5'2" (1.87 x 1.60)

### Location

The property is set in the heart of the city centre with all of Perth's amenities and leisure facilities just a short walk away. The City Centre offers Tesco and M&S supermarkets, high street shopping, cafes, pubs and restaurants. The Railway and bus stations are also close to hand.

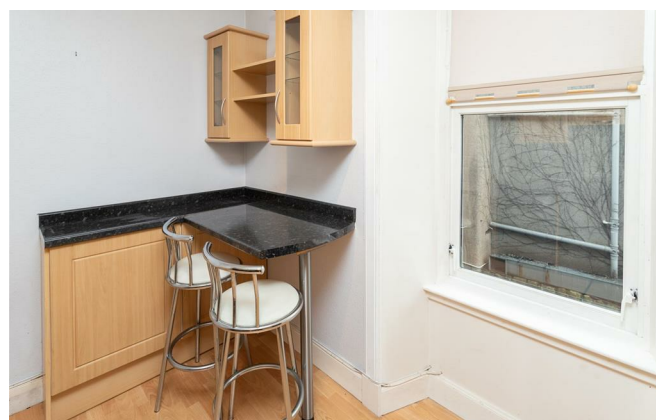
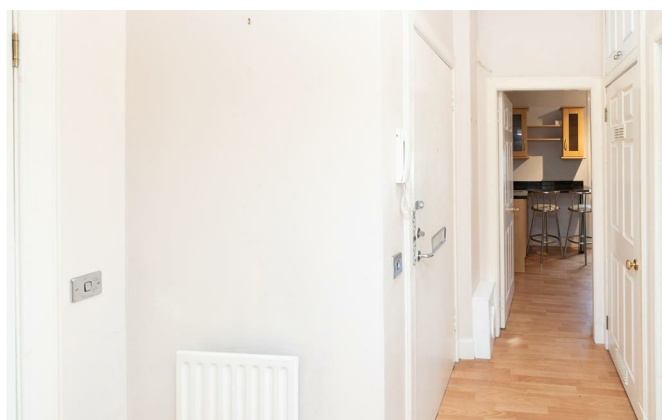


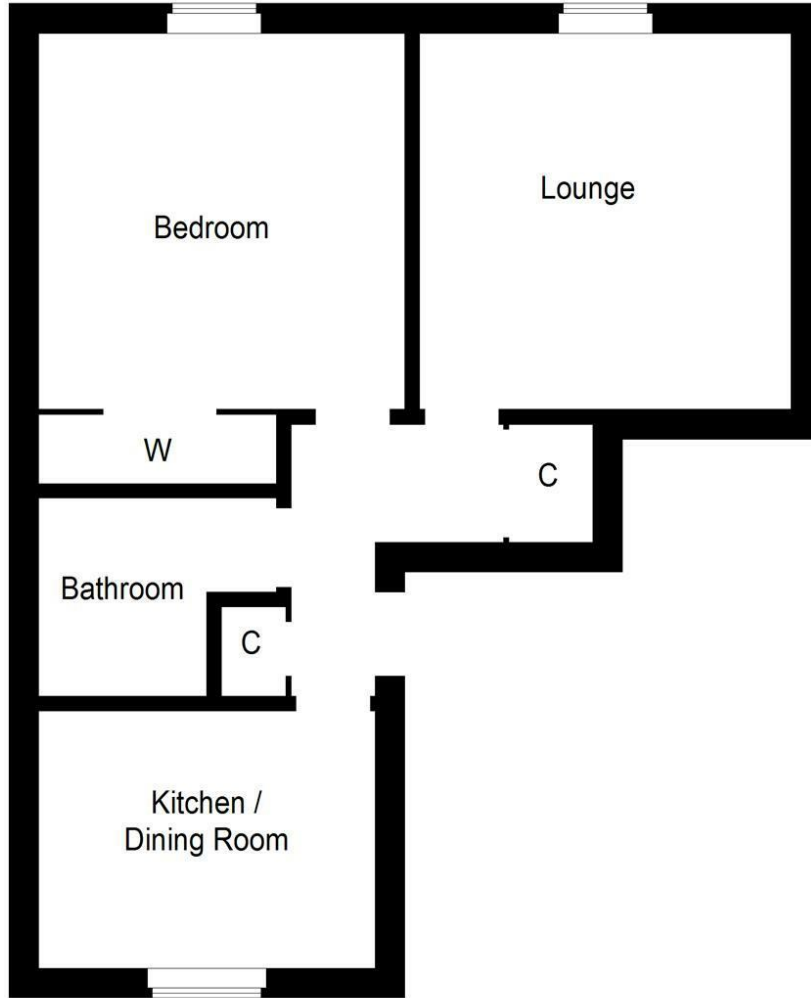


- City Centre Location
- Modern Fitted Kitchen

- Gas Central Heating
- Ample Parking

- Double Glazing
- Good Decorative levels





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>	71	76
(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		
EU Directive 2002/91/EC		
Scotland		
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>	71	78
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