

Simple Approach



**3F Kinnoull Street, Perth  
Perthshire PH1 5EN**

**Offers over £105,950**

Simple Approach are delighted to welcome this bright, spacious and very well presented flat on Kinnoull Street to the residential market. Set within the heart of Perth City Centre this property could not be better situated to take advantage of all amenities found just seconds away, as well as to Perth Train & Bus Station both located nearby. The property comes to the market in excellent condition throughout, having been renovated throughout with a stylish kitchen, a modern bathroom with shower over bath facility. Boasting sought-after features such as gas central heating and double glazing this property lends itself to a wide range of buyers and is the ideal purchase for any first time buyer, investor looking for a well-located home in move-in condition. Viewing is absolutely essential to appreciate the overall fresh look of the property as well as the high quality of new fixtures and finishing's on offer throughout.

**Livingroom**

14'3" x 14'10" (4.36 x 4.53)

**Kitchen**

8'2" x 12'11" (2.51 x 3.94)

**Bedroom**

15'1" x 11'4" (4.62 x 3.46)

**Bedroom**

14'0" x 14'0" (4.29 x 4.28)

**Office**

4'9" x 8'0" (1.46 x 2.45)

**Entrance Hallway**

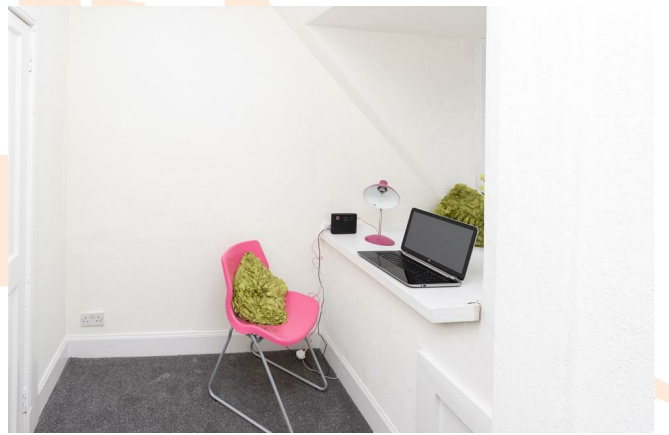
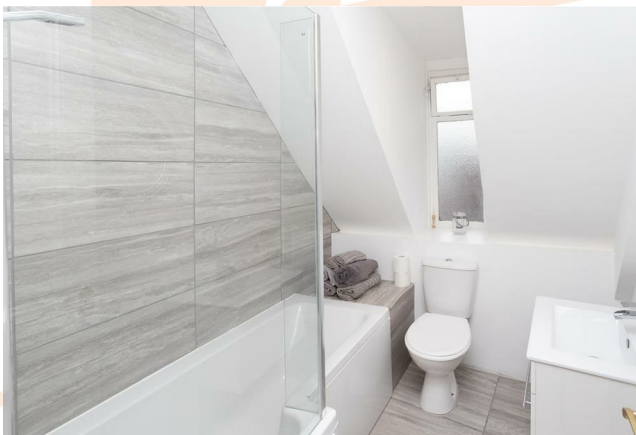
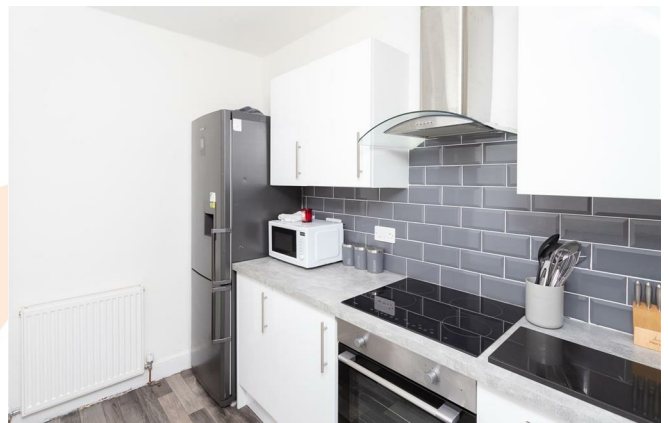
23'8" x 2'9" (7.22 x 0.84)

**Bathroom**

5'11" x 6'7" (1.82 x 2.03)

**Location**

This property benefits from being set within the heart of Perth City Centre and could not be more better situated to take advantage of all amenities found just seconds away. Perth Train & Bus Station are both located nearby.








- Move-in Condition Throughout
- Great City Centre Location
- 2 Double Bedrooms
- Modern Fitted Kitchen and Stylish Bathroom
- Traditional Features
- Perfect For First Time Buyers
- Great Views From Two Aspects In The Flat
- Box Room Perfect For An Office Space Or Nursery





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