

Simple Approach



Estate Agents



**6B Victoria Street, Perth**

**Perthshire PH2 8LW**

**Offers over £87,950**

Simple Approach are pleased to welcome to the market this very well presented first floor two bedroom period property on Victoria Street. Ideally placed to take advantage of the numerous amenities available in the city centre just seconds away. This stunning apartment has been stylishly designed for modern living. The accommodation comprises of a spacious lounge with ample room for a dining table, bright modern kitchen, two good sized bedrooms both currently used as doubles and a stylish modern Shower Room . Ample parking is also available nearby in the Scott Street car park and permits are available from the council which roughly works out at £4.50 a week. Viewing is essential to appreciate the impeccable decoration and location on offer.

### **Livingroom**

11'7" x 12'7" (3.55 x 3.86)

### **Kitchen**

7'11" x 5'10" (2.43 x 1.78)

### **Bedroom 1**

12'8" x 6'3" (3.88 x 1.91)

### **Bedroom 2**

7'0" x 9'7" (2.15 x 2.93)

### **Bathroom**

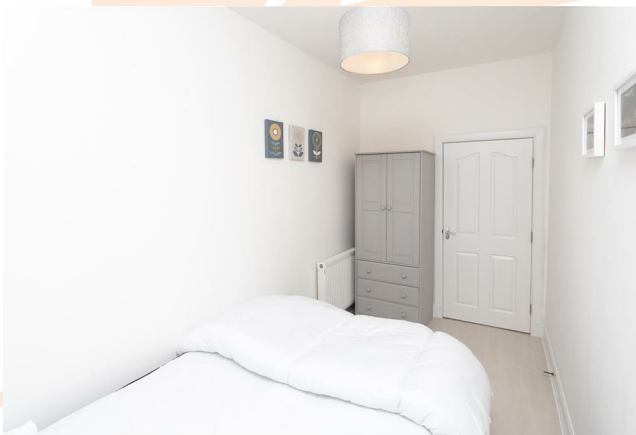
5'3" x 6'10" (1.62 x 2.09)

### **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

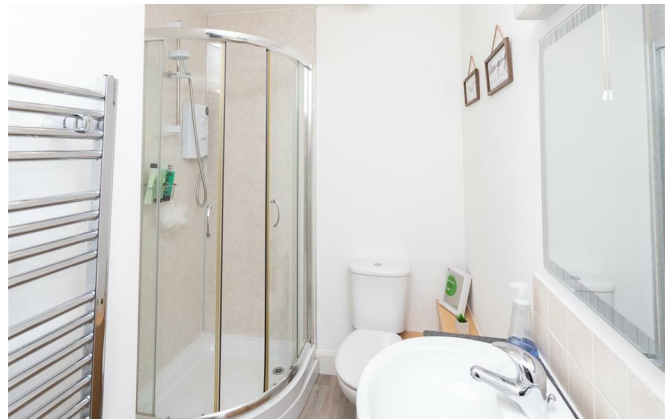
direction from the centre of Perth leading to the larger cities of Dundee, Stirling, Edinburgh and Glasgow.

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.

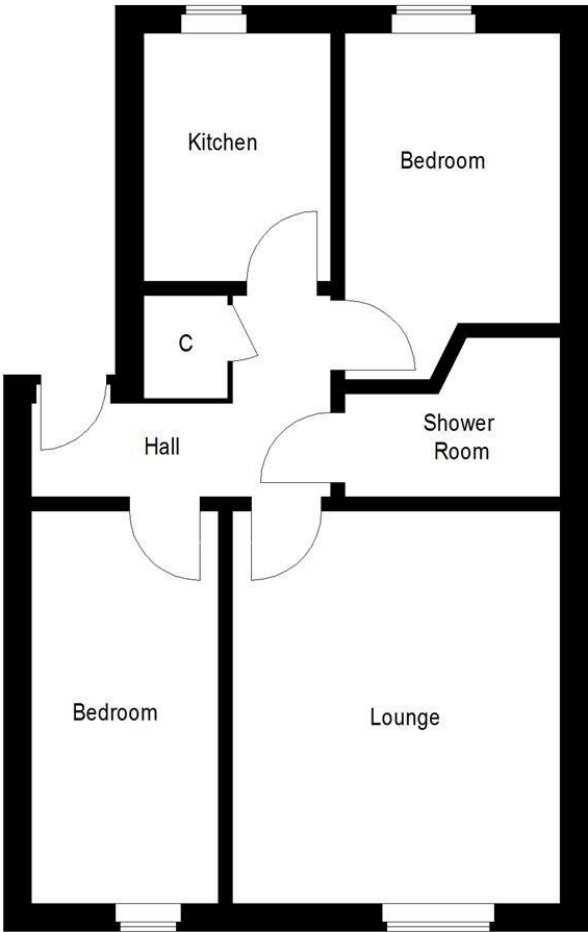




- Two Bedroom Flat
- City Centre Location
- Stylish Decoration
- Modern Kitchen and Shower Room Suites
- Gas Central Heating
- Double Glazing
- Just A Short Walk Away From The South Inch Park







First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID704261)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland 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) A		
(81-91) B		
(69-80) C	73	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Scotland EU Directive 2002/91/EC		