

Simple Approach



Flat L 23 Speygate, Perth
Perthshire PH2 8PJ

Offers over £69,950

Simple Approach are excited to welcome this very well presented and beautifully bright and airy two bedroom top floor flat on Speygate to the residential market. Set in the heart of the City Centre of Perth this property is ideally situated for its close proximity to all amenities found on the High Street such as shops, restaurants and offices as well as being just minutes away from both Perth Bus and Train Stations- perfect for the commuter. Having been recently upgraded by the present owner this property comprises; a spacious lounge, a fitted modern kitchen, two good-sized double bedrooms and a spacious white bathroom with neutral decoration and beautiful fixtures on offer throughout. This lovely home boasts double glazed windows which helps to flood the property with natural sunlight. Viewing is highly recommended to appreciate the excellent location on offer, as well as the overall warm and welcoming feel to this ideal first time purchase or buy to let investment property.

Lounge

8'9" x 14'4" (2.69 x 4.39)

Entrance Hallway

20'10" x 2'6" (6.37 x 0.78)

Bedroom 1

8'1" x 8'6" (2.48 x 2.60)

Bedroom 2

8'1" x 8'3" (2.48 x 2.54)

Bathroom

4'4" x 7'7" (1.34 x 2.33)

Kitchen

6'5" x 8'3" (1.97 x 2.52)

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.

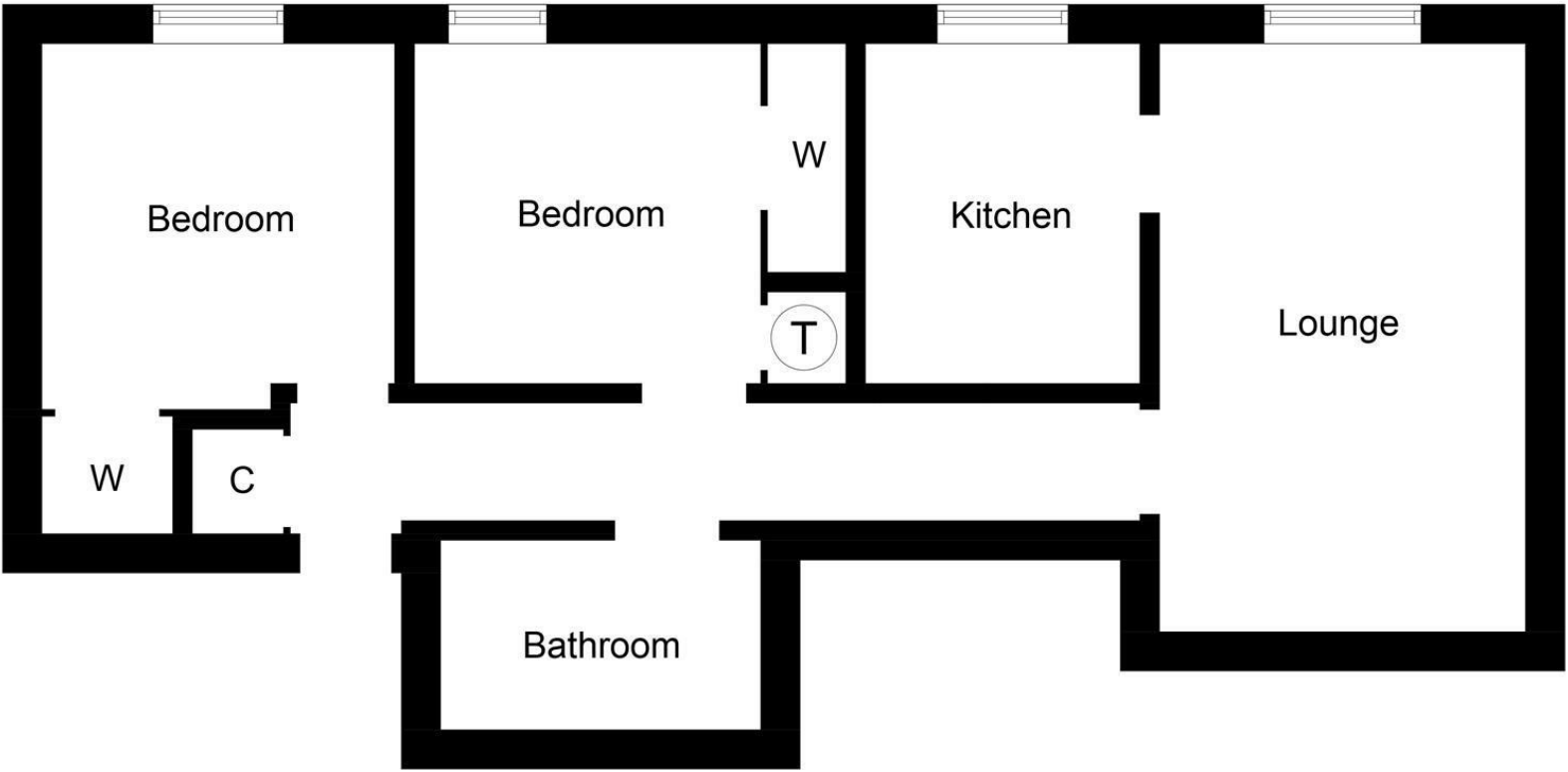
Perth City Centre offers a wide range of nearby amenities such as a variety of shops, restaurants, bars and leisure facilities to name just a few, making this property the perfect purchase for those looking to be on the outskirts of a vibrant centre without compromising the benefits of a peaceful top floor flat.





- Move In Modern Two Bedroom Apartment
- Double Glazing & Electric Heating
- City Centre Location
- Ideal For A First Time Buyer Or A Buy To Let Investor
- Close To All Local Amenities





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Scotland		EU Directive 2002/91/EC