

Simple Approach



**2B Abbot Street, Perth
Perthshire PH2 0EB**

Offers over £84,950

Simple Approach are delighted to offer this well presented ground floor flat in ever desirable Craigie to the Perthshire Market. This two Bedroom Ground Floor Apartment boasts Gas Central Heating, Double Glazing along with modern, stylish kitchen and bathroom suites. The property further benefits from a dedicated rear garden space which also has a convenient garden shed for housing tools and equipment. This immaculate property is just a short 10 minute walk away from the Norrie Millar Walk, Kinnoull Church, Rodney Gardens and Kinnoull Hill and woodlands area. This apartment is just a stone's throw away from local cafes, shops, restaurants, the Theatre, Concert Hall and both the North Inch and South Inch Parklands. It is situated in an ideal location for those commuting to Dundee, Pitlochry, Inverness, Edinburgh, Glasgow and Aberdeen. We would highly recommend a viewing of this unique property to appreciate the standard of property on offer.

Entrance Hallway

14'0" x 2'9" (4.27 x 0.86)

Lounge

13'7" x 11'11" (4.16 x 3.65)

Kitchen

8'9" x 6'5" (2.68 x 1.98)

Bedroom 1

14'4" x 8'3" (4.37 x 2.53)

Bedroom 2

9'8" x 11'11" (2.97 x 3.64)

Bathroom

5'8" x 7'7" (1.75 x 2.32)

External

Externally to the rear is a dedicated drying space which is

mainly laid to stone-chip. The boundaries are well established due to the timber fencing.

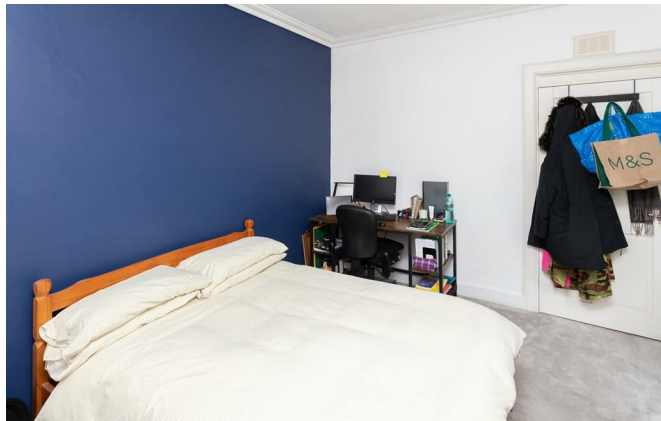
Location

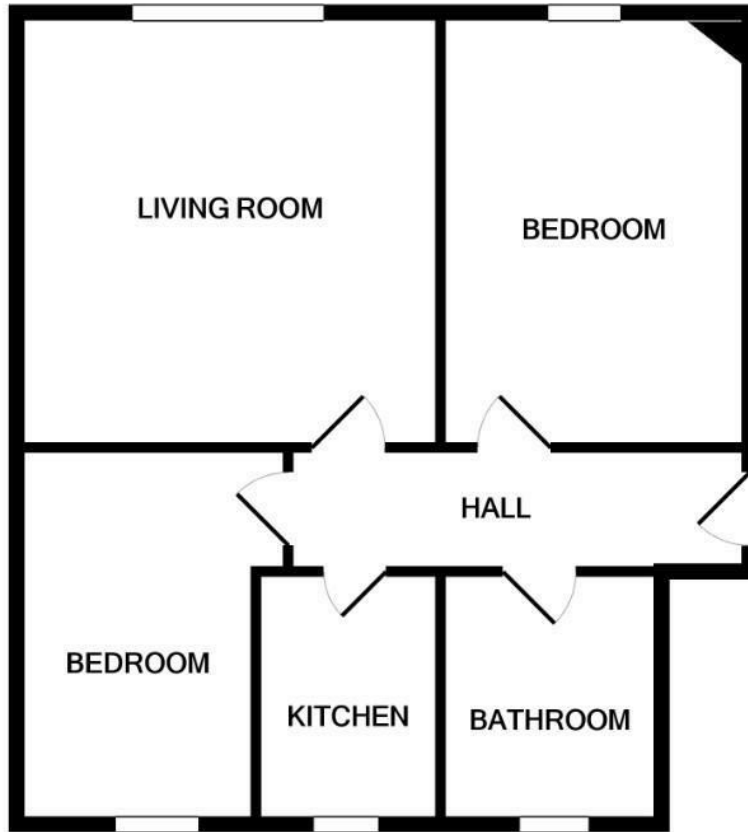
This apartment is just a stone's throw away from local cafes, shops, restaurants, the Theatre, Concert Hall and both the North Inch and South Inch Parklands. It is situated in an ideal location for those commuting to Dundee, Pitlochry, Inverness, Edinburgh, Glasgow and Aberdeen. We would highly recommend a viewing of this unique property to appreciate the standard of property on offer.





- 2 Bed Ground Floor Apartment
- Gas Central Heating
- Double Glazing
- Good Decorative Levels Throughout
- Ever Popular Location
- Fantastic Local Schooling





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
 Made with Metropix ©2020



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
Scotland		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C	69	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
Scotland		