

Simple Approach



Estate Agents



**Flat 3 5 George Street, Perth
Perthshire PH1 5JY**

Offers over £108,000

Simple Approach are delighted to welcome this beautifully presented top floor flat on George Street to the residential market. Set within the heart of the City Centre this property could not be better situated to take advantage of all amenities just seconds away, as well as to Perth Train & Bus Station both located nearby. The property comes to the market in a good condition throughout with a large spacious kitchen, a three piece bathroom and a bright and spacious lounge. This great property also comes with two double bedrooms both overlooking George Street below. 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 or buy to let investor looking for a well-located home. Viewing is absolutely essential to appreciate the overall look of the property as well as the excellent location for those looking to be within walking distance of Perth City Centre.

Lounge

13'6" x 13'6" (4.14 x 4.13)

Kitchen

12'8" x 10'6" (3.87 x 3.21)

Bedroom 1

6'5" x 14'0" (1.96 x 4.27)

Bedroom 2

12'11" x 9'5" (3.94 x 2.89)

Bathroom

7'1" x 4'11" (2.16 x 1.52)

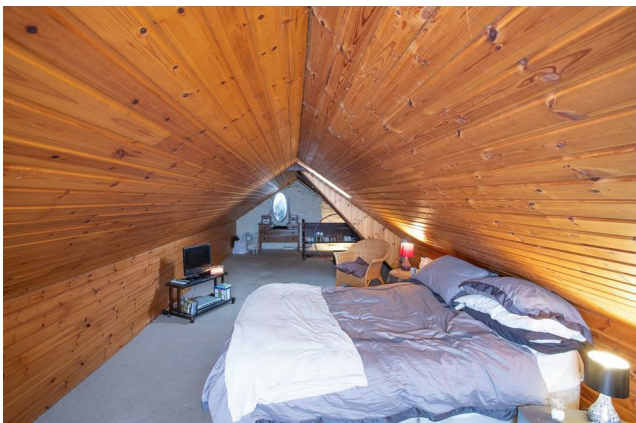
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36'5" x 10'8" (11.1 x 3.26)

Loaction

This property benefits from being within seconds of all

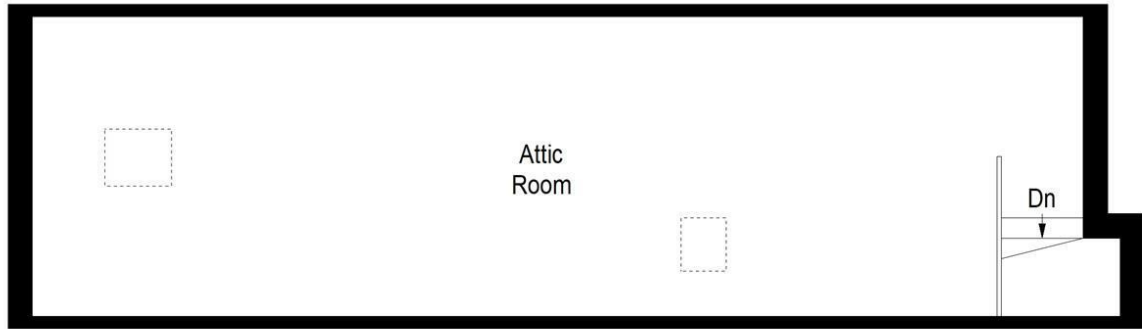
High Street shopping with Perth Bus & Train Station situated just minutes away, ideal for the commuter. There is easy access to the motorway networks in every direction from the centre of Perth leading to the larger cities of Dundee, Stirling, Edinburgh and Glasgow. Perth City Centre offers a wide range 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.



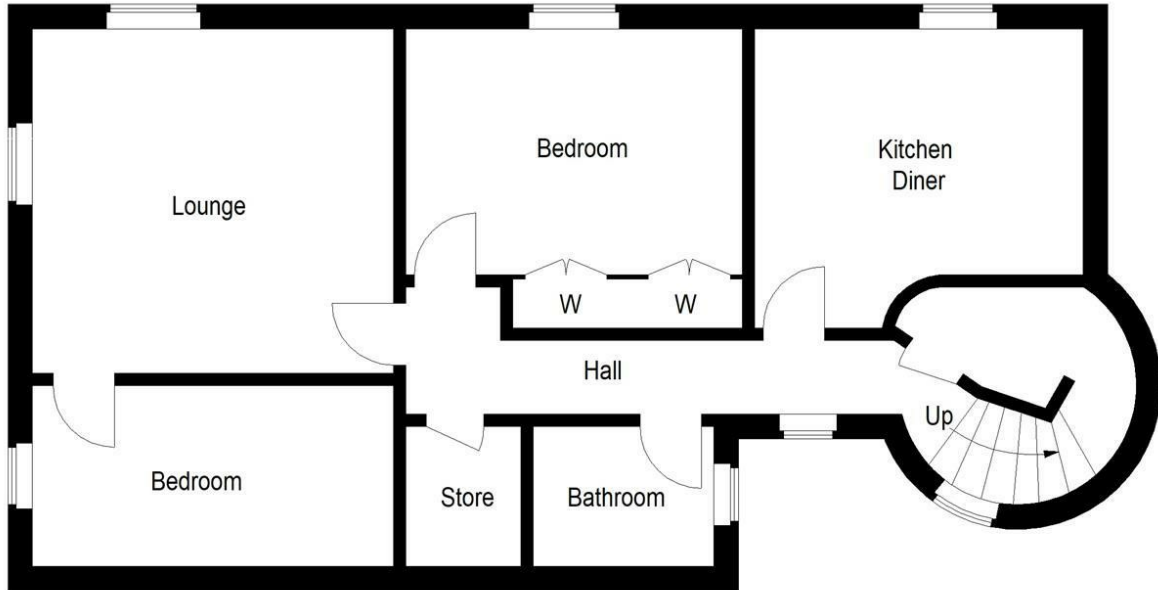


- Spacious Two Bedroom Top Floor Apartment With A Very Large Loft Space
- City Centre Location
- Gas Central Heating & Double Glazing
- Original Features Throughout
- Ideal Purchase For A First Time Buyer Or A Buy To Let Investor
- This Property Is A Must View





Attic Floor



Third Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			76
(69-80) C			
(55-68) D		51	
(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			71
(55-68) D			
(39-54) E		37	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	