

Simple Approach



192 High Street, Perth
Perthshire PH1 5UN

Offers over £79,950

Simple Approach are pleased to bring to the market this well presented two bedroom first floor flat situated in Perth city centres High Street. This good sized home comprises a bright, spacious lounge with large windows, modern breakfast dining kitchen with fitted units, two spacious double bedrooms and a stylish bathroom with shower over bath facility. Boasting features such as gas central heating, double glazing and all of the towns amenities just seconds away. Permits for parking are available from the council for the many public car-parks found within the City Centre. Viewing is essential to appreciate the decorative levels and the great location on offer.

Lounge

11'5" x 17'4" (3.50 x 5.29)

Kitchen

12'3" x 9'7" (3.74 x 2.93)

Bedroom

12'6" x 11'6" (3.83 x 3.52)

Bedroom

8'5" x 12'2" (2.57 x 3.72)

Entrance Hallway

11'4" x 3'1" (3.46 x 0.96)

Bathroom

5'6" x 8'5" (1.68 x 2.58)

Location

The property is set in the heart of the city centre with all of

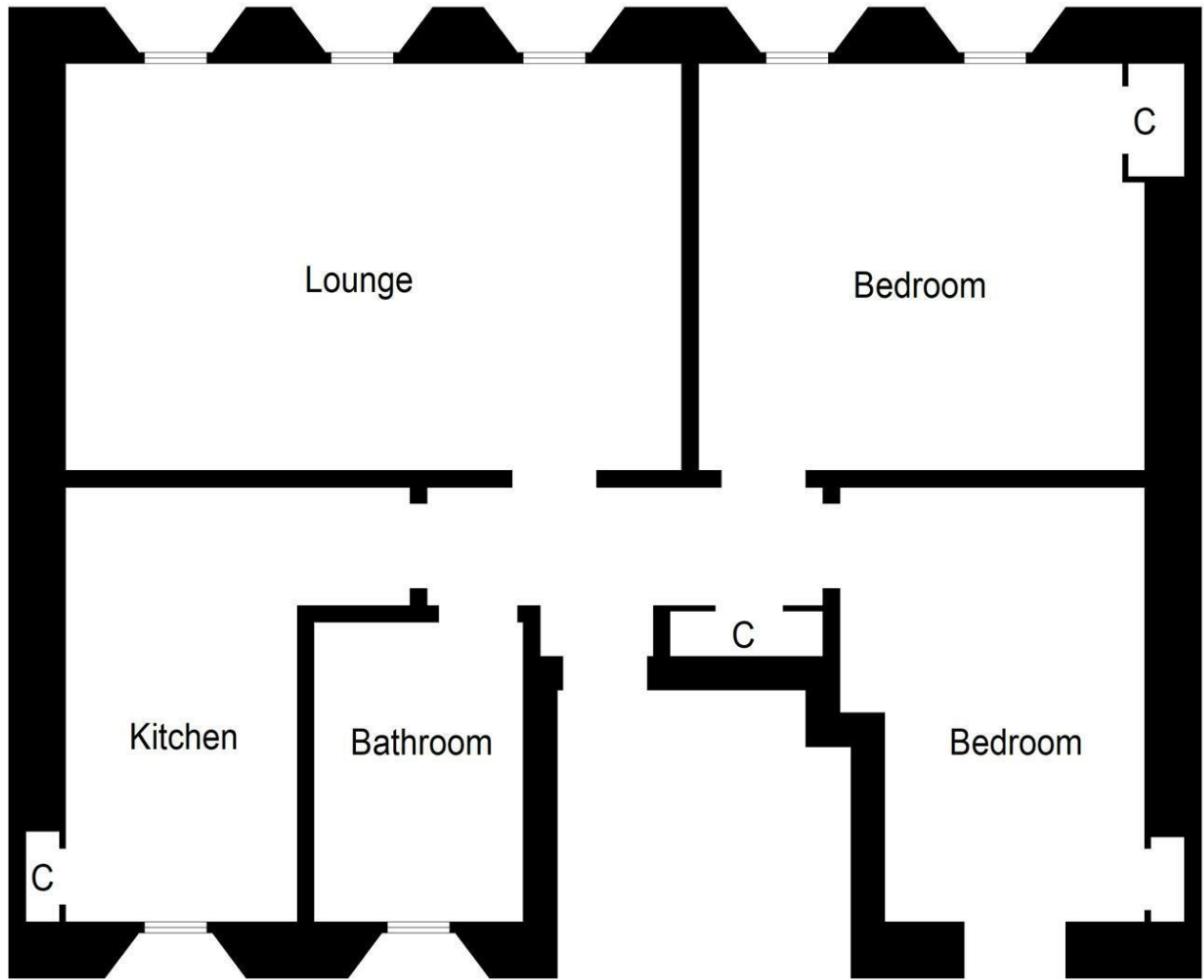
Perth's amenities and leisure facilities just a short walk away. The City Centre offers Tesco and M&S supermarkets, high street shopping, cafes, pubs and restaurants. The Railway and Bus Stations are also close to hand.





- Two Double Bedroom, First Floor Flat
- City Centre Location
- Spacious Bright Lounge
- Close To All Local Amenities
- Gas Central Heating and Double Glazing





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	77
(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		67	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	