

Simple Approach



**42D North Methven Street, Perth
Perthshire PH1 5PP**

Offers over £67,000

Simple Approach are delighted to welcome this fantastic bright and spacious 3-bedroom flat on North Methven Street to the residential market. Set in the heart of Perth City Centre this property could not be better situated to take full advantage of all nearby amenities found just a stone throw away. This amazing property on offer is a fantastic renovation project with highly sought-after features such as gas central heating and double glazing. This property lends itself to a wide range of buyers, viewing is absolutely essential to appreciate the overall fresh look of the property as well as well as the excellent location for those looking to be within walking distance of Perth City Centre.

Kitchen

13'8" x 8'3" (4.18 x 2.54)

Lounge

13'7" x 16'11" (4.15 x 5.17)

Entrance Hallway

12'3" x 7'6" (3.74 x 2.29)

Bathroom

5'10" x 10'4" (1.80 x 3.16)

Bedroom 1

12'9" x 14'2" (3.91 x 4.34)

Bedroom 2

7'6" x 11'8" (2.29 x 3.56)

Bedroom 3

14'0" x 11'2" (4.28 x 3.42)

Location

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 first floor flat.

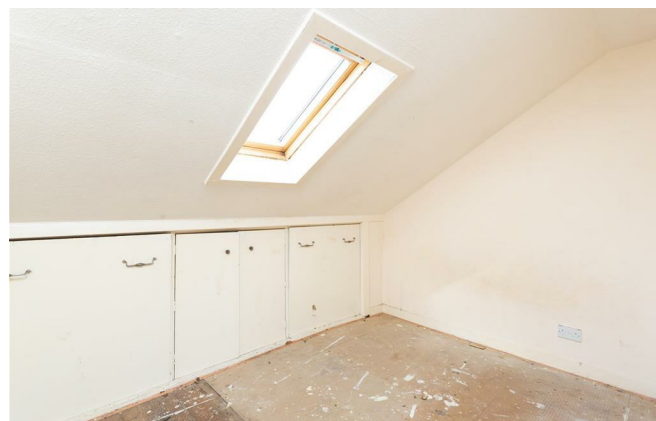


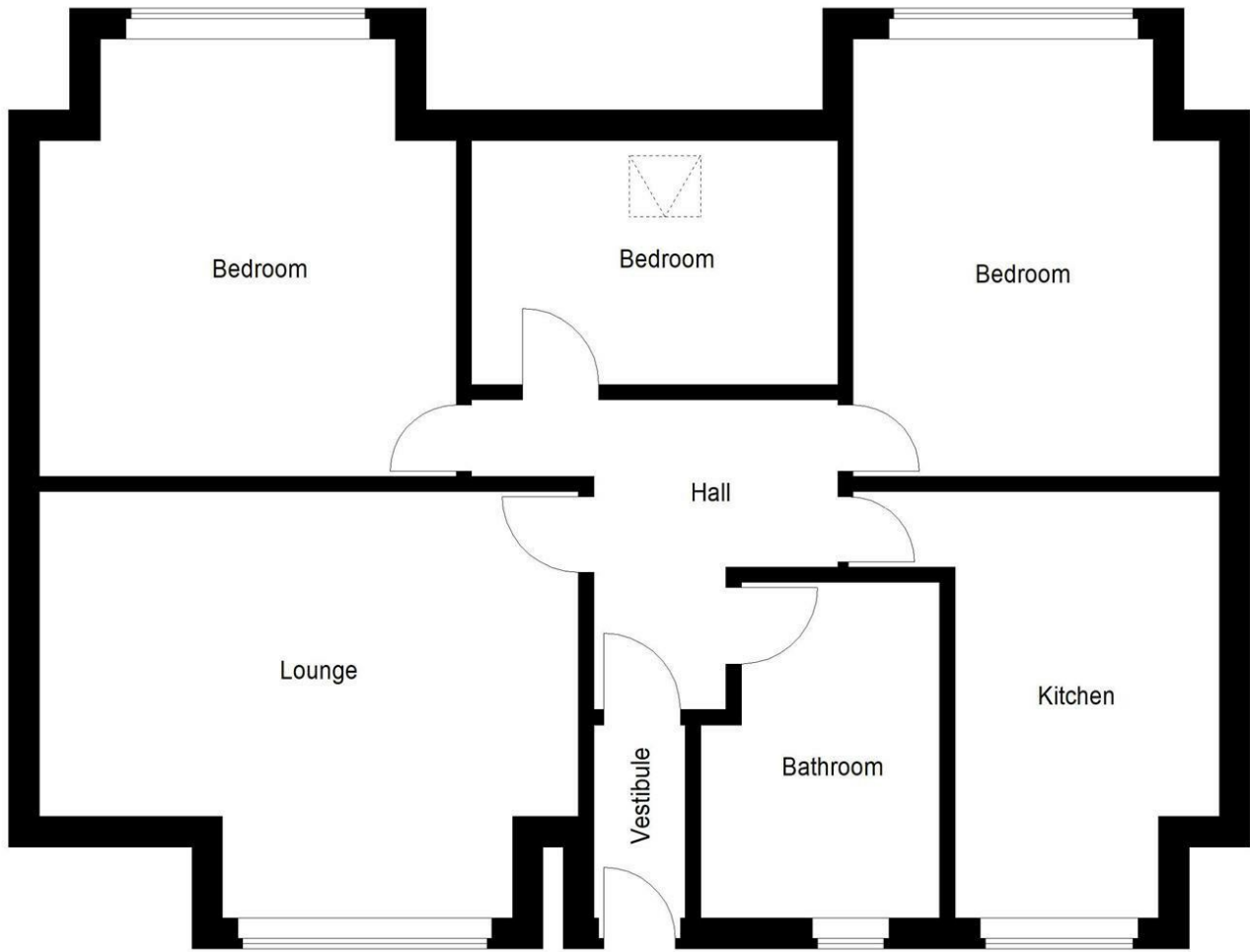


- 3 Large Bedrooms
- Close To All Amenities

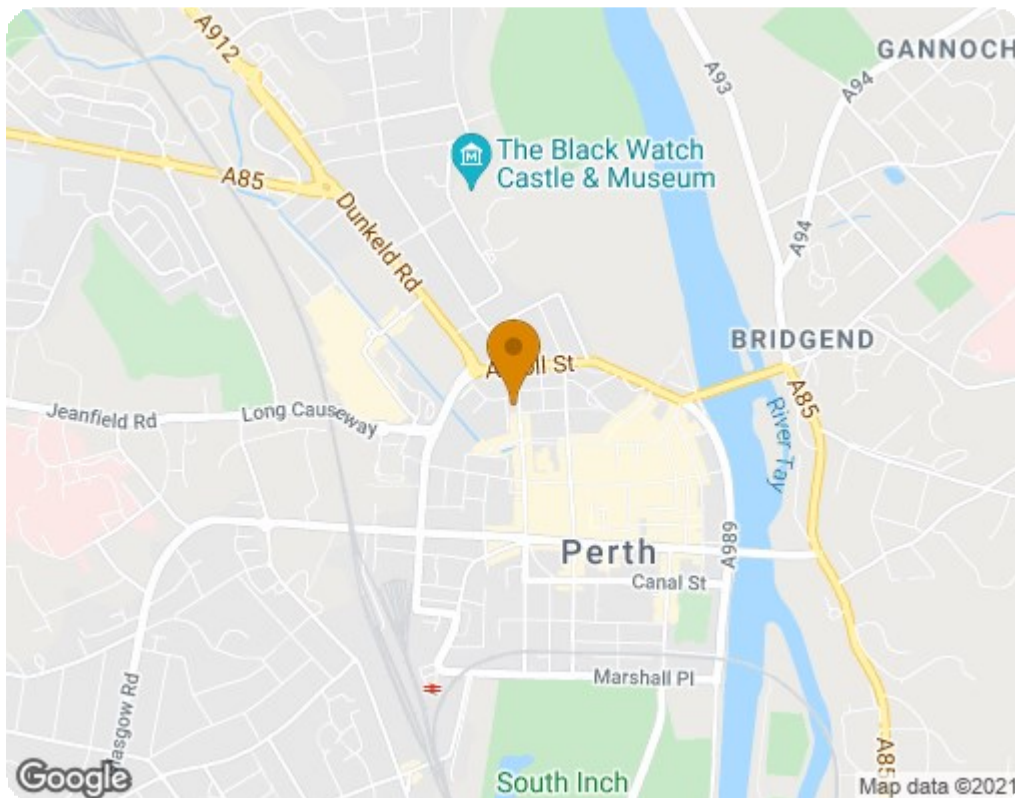
- Spacious Accommodation Throughout
- City Centre Location

- Fantastic Renovation Project
- Gas Central Heating And Double Glazing





Third Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	68	73
(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	64	70
(55-68) D		
(39-54) E		
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EU Directive 2002/91/EC		
Scotland		