

Simple Approach



**1H Cross Street, Perth
Perthshire PH2 8JQ**

Offers over £99,950

Simple Approach are pleased to welcome this bright and spacious top floor flat on Cross Street to the residential market. Set on the outskirts of the City Centre of Perth this property is ideally placed to take advantage of all amenities close by without compromising the benefits of a secure and peaceful development which is elevated from the road below. This property has been decorated in neutral tones throughout and comprises a bright and welcoming lounge with a door out to a private balcony boasting stunning view across Perth, a modern fitted kitchen, two double bedrooms and a bathroom with a large shower unit. This property is the ideal purchase for any buyer or property investor, with excellent features on offer such as a secure entry system and very well maintained communal gardens. Viewing is absolutely essential to appreciate the full package on offer, with particular note to the stunning views across Perth and the overall spacious accommodation across one accessible floor.

Lounge

16'6" x 10'11" (5.04 x 3.33)

Kitchen

10'5" x 7'2" (3.18 x 2.19)

Entrance Hallway

15'11" x 5'6" (4.87 x 1.68)

Bedroom 1

11'11" x 10'5" (3.64 x 3.18)

Bedroom 2

11'11" x 8'11" (3.64 x 2.72)

Bathroom

7'1" x 6'5" (2.18 x 1.96)

Location

This property benefits from being within minutes 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.

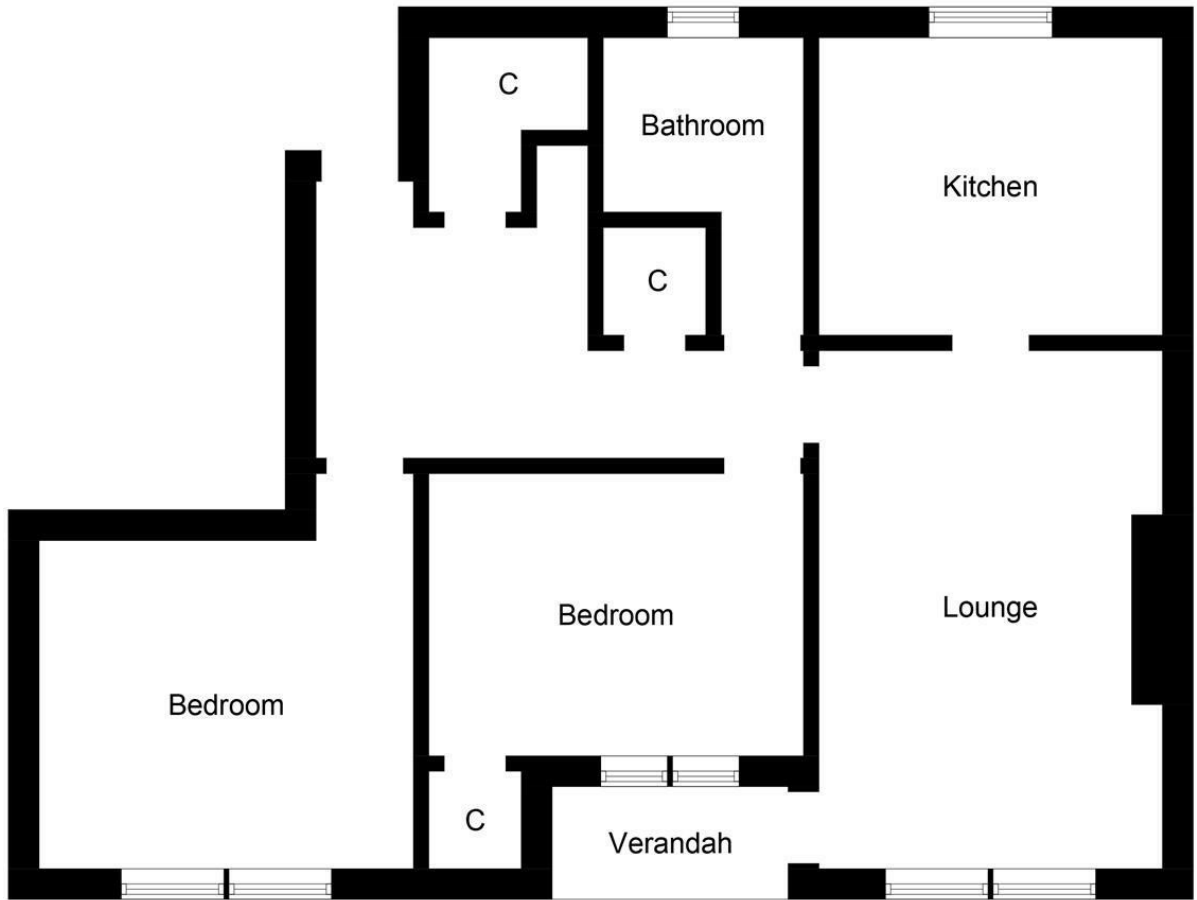
Perth City Centre offers a wide range of nearby amenities such as a variety of shops, restaurants, bars and leisure facilities to name just a few, making this property the perfect purchase for those looking to be on the outskirts of a vibrant centre without compromising the benefits of a peaceful upper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





- Spectacular Views Across Perth & Kinnoull Hill
- Move In Condition
- Great Location Close To The Bus & Train Stations
- Spacious Accommodation Throughout
- Gas Central Heating & Double Glazing
- Seated Balcony Area Overlooking The View





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	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	77	79
(55-68) D		
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