

Simple Approach



Estate Agents



**9D Alexandra Street, Perth**  
**Perthshire PH2 8EU**

**Offers over £58,000**

Simple Approach are pleased to welcome this fantastic buy to let, 1 bedroom apartment in the City Centre of Perth to the residential market with a sitting tenant. Beautifully presented throughout, this property consists of a bright, front-facing lounge, a stylish fitted kitchen which has recently been refurbished to a good standard. In addition there is a double bedroom, a modern shower room and hall area with secure entry to the building and sought-after features such as . Externally the property has shared gardens which are mostly laid to lawn to the rear. With so many amenities nearby this property could not be better located and would ideally suit a young couple or a professional who wishes to be in Perth City Centre or within walking distance of both Perth Train & Bus Station.

#### Lounge

12'5" x 11'3" (3.81m x 3.44m)

#### Kitchen

4'11" x 12'7" (1.50m x 3.85m)

#### Bedroom

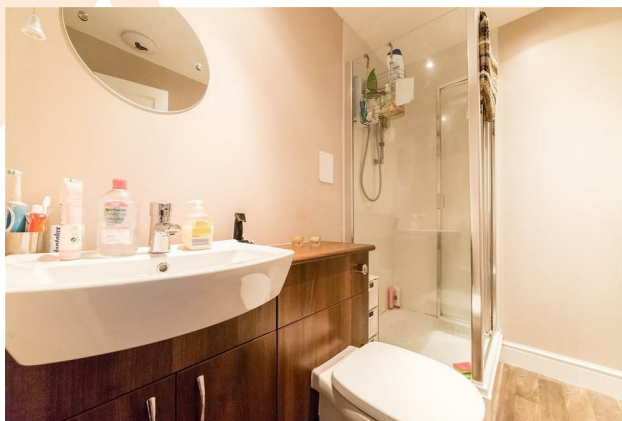
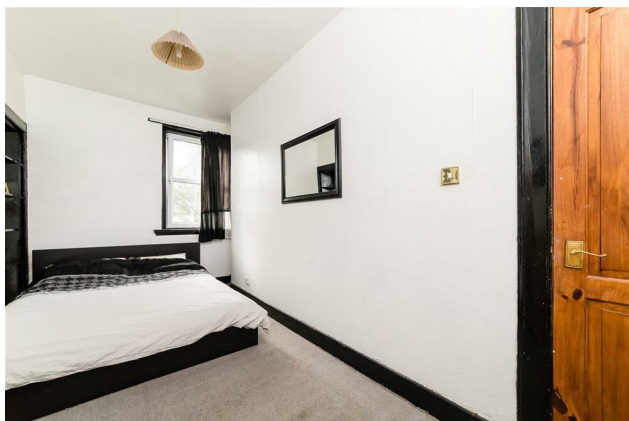
7'5" x 16'6" (2.27m x 5.04m)

#### Shower Room

7'3" x 4'11" (2.22m x 1.50m)

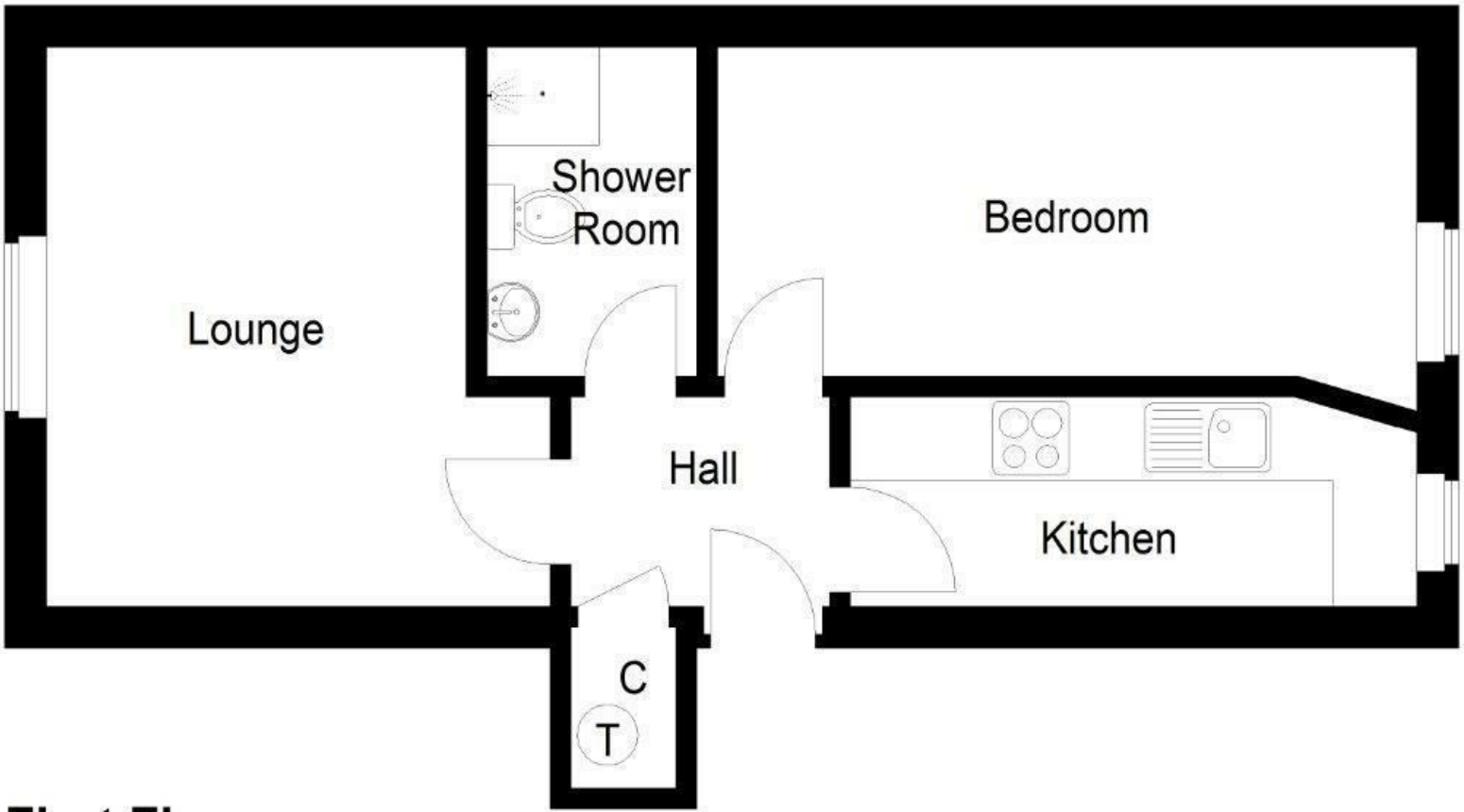
#### External

Externally the property has shared gardens which are mostly laid to lawn. With so many amenities nearby this property would ideally suit a young couple or a professional who wishes to be in Perth City Centre.










First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>36</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
Scotland		EU Directive 2002/91/EC 
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		<b>77</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>44</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Scotland		EU Directive 2002/91/EC 