

Simple Approach



**4F North Port, Perth
Perthshire PH1 5LU**

Offers over £90,000

Simple Approach are pleased to offer this charming, modern, attic flat to the Perthshire residential market. Set in a highly sought city centre after area, this property is ideally placed to take advantage of nearby amenities including shops, supermarkets and all further shopping found in the city centre just minutes away. The accommodation comprises; a bright hall, lounge with ample space for dining and a stunning woodburning stove which allows a warm welcoming atmosphere. Furthermore, the property also benefits from a modern fitted kitchen, stylish bathroom and two generous bedrooms both with useful fitted storage. This property has been kept to a very high standard by the current owners and benefits from modern, contemporary style throughout. This fantastic flat lends itself to a wide range of buyers and boasts modern comforts such as gas central heating and double glazing. Simple Approach highly recommend an early viewing to appreciate the location and accommodation on offer.

Entrance Vestibule

5'6" x 2'11" (1.70 x 0.90)

Utility

3'9" x 4'6" (1.15 x 1.39)

Bedroom 1

15'7" x 9'4" (4.76 x 2.87)

Livingroom

15'3" x 18'2" (4.65 x 5.56)

Kitchen

7'11" x 7'3" (2.43 x 2.23)

Bedroom 2

9'2" x 11'4" (2.81 x 3.47)

Bathroom

6'10" x 5'1" (2.10 x 1.57)

Location

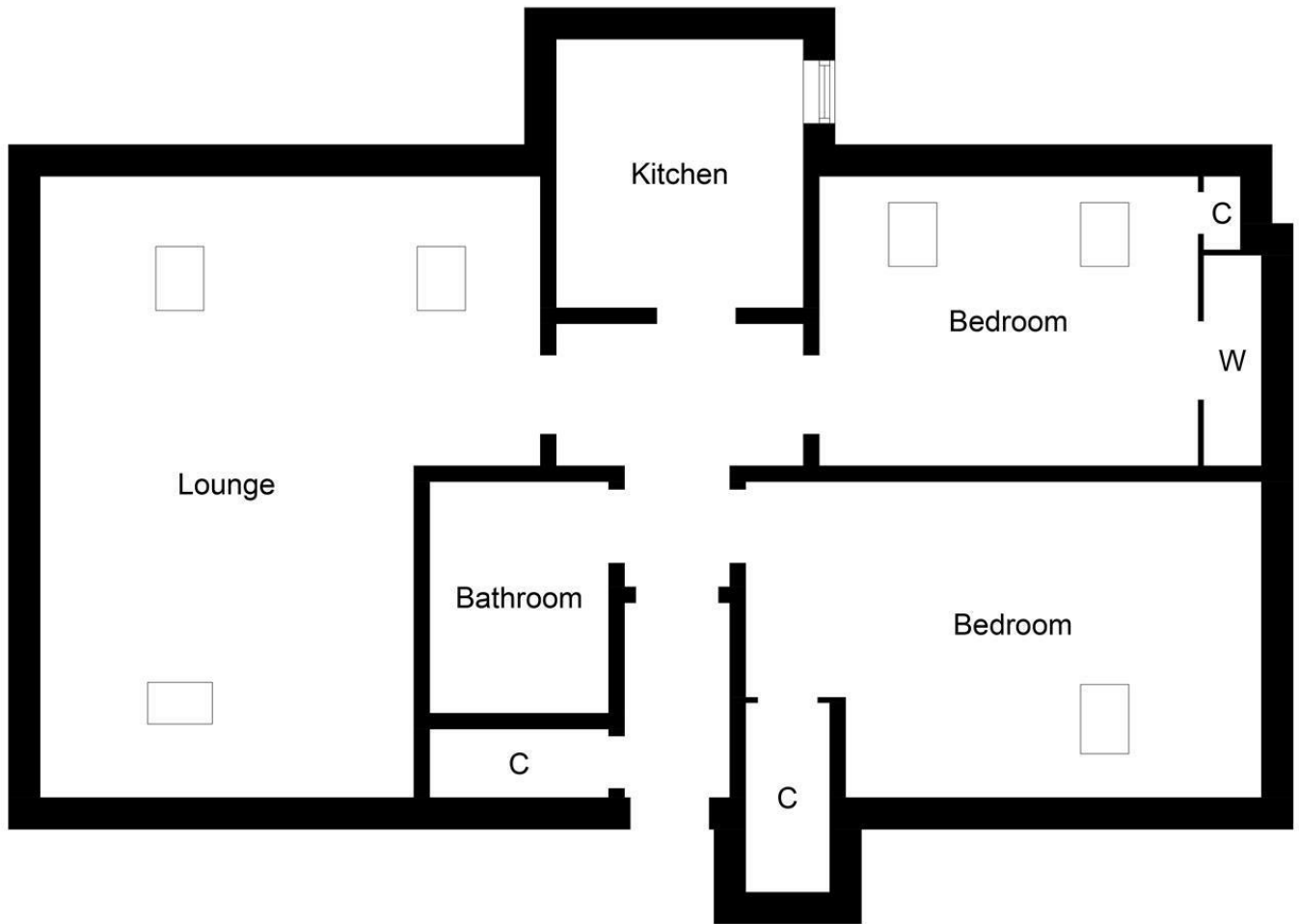
This property benefits from being within seconds of all High Street shopping with Perth Bus & Train Station situated just minutes away, ideal for the commuter. There is easy access to the motorway networks in every direction from the centre of Perth leading to the larger cities of Dundee, Stirling, Edinburgh 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 flat.





- Beautifully Presented Top Floor Flat
- Two Generous Bedrooms
- Excellent Move In Condition
- Spacious Accommodation Throughout
- Wood Burning Stove In Lounge





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	62
(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			
(55-68) D		59	61
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	