

Simple Approach



**23 Flat H Speygate, Perth
Perthshire PH2 8PJ**

Offers over £59,950

Simple Approach are excited to welcome this very well presented and beautifully bright and airy one bedroom second floor flat on Speygate to the Perthshire residential market. Set in the heart of the City Centre of Perth this property is ideally situated for its close proximity to all amenities found on the High Street such as shops, restaurants and offices as well as being just minutes away from both Perth Bus and Train Stations- perfect for the commuter. This great property compromises; a generously sized lounge, a fitted kitchen, a good-sized bedroom and spacious bathroom with shower over bath facility. This lovely home boasts sought after features such as double glazed windows which helps to flood the property with natural sunlight, electric heating and secure entry system to the building. Viewing is highly recommended to appreciate the excellent location on offer, as well as the overall warm and welcoming feel to this ideal first time purchase or buy to let investment property.

Bathroom

9'1" x 5'1" (2.77 x 1.57)

Entrance Hallway

8'4" x 2'11" (2.56 x 0.89)

Livingroom

9'1" x 10'4" (2.79 x 3.17)

Kitchen

7'11" x 4'10" (2.43 x 1.48)

Bedroom

8'7" x 12'7" (2.62 x 3.85)

Location

This property benefits from being within seconds of all

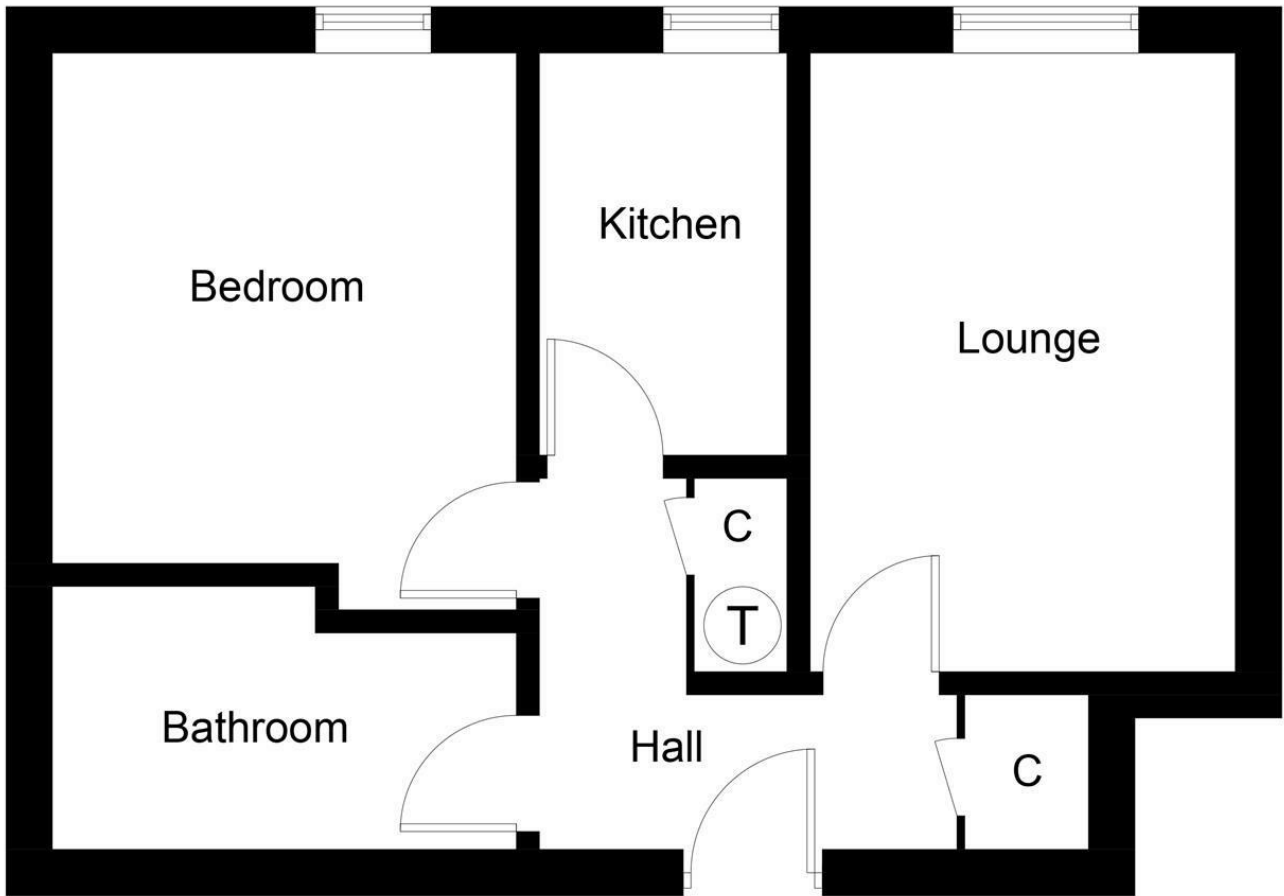
High Street shopping with Perth Bus & Train Station situated just minutes away, ideal for the commuter. There is easy access to the motorway networks in every direction from the centre of Perth leading to the larger cities of Dundee, Stirling, Edinburgh and Glasgow.

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 top floor flat.





- Well Presented One Bedroom Flat
- Double Glazing & Electric Heating
- Secure Entry System
- City Centre Location
- Ideal For A First Time Buyer Or A Buy To Let Investor
- Close To All Local Amenities
- Good Move In Condition



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		72	
(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			74
(81-91) B		75	
(69-80) C			
(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	