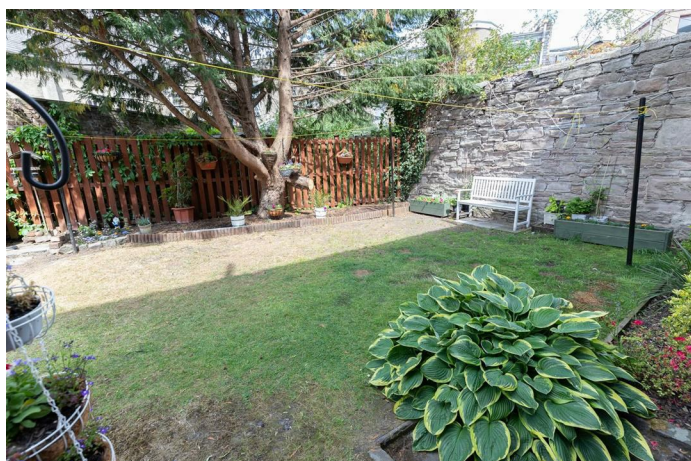


Simple Approach



**68 Top Flat Atholl Street, Perth  
Perthshire PH1 5NL**

**Offers over £95,000**



Simple Approach are delighted to welcome this well presented two bedroom top floor apartment within the City Centre of Perth to the residential market. This property is set within walking distance to all local amenities including High Street shops, café quarter, restaurants, cinema and leisure facilities. This desirable location has easy access to the A9 and M90 for commuting to all other major cities within the central belt of Scotland. This property comprises two spacious double bedrooms with built in storage, modern lounge, family bathroom and bright kitchen. This property boasts sought after features such as electric central heating and outdoor space. This is the ideal property for a first time buyer or Buy To Let investor, viewing is essential to appreciate the space and excellent location on offer at this property.

**Lounge**

20'2" x 16'1" (6.15 x 4.91)

**Kitchen**

12'5" x 8'7" (3.79 x 2.64)

**Bedroom**

12'0" x 13'0" (3.67 x 3.97)

**Bedroom**

8'5" x 12'8" (2.58 x 3.87)

**Bathroom**

9'1" x 6'1" (2.77 x 1.87)

**Location**

This property could not be better located to take

advantage of all amenities found in the City Centre just minutes away, without compromising the benefits of a peaceful residential street. The convenience of the location enables easy access to all local amenities, including Perths Centre which provides all High Street shopping, a wide range of reputable Primary and Secondary schooling, as well as quick access to both Perth Train and Bus Stations, ideal for the commuter.

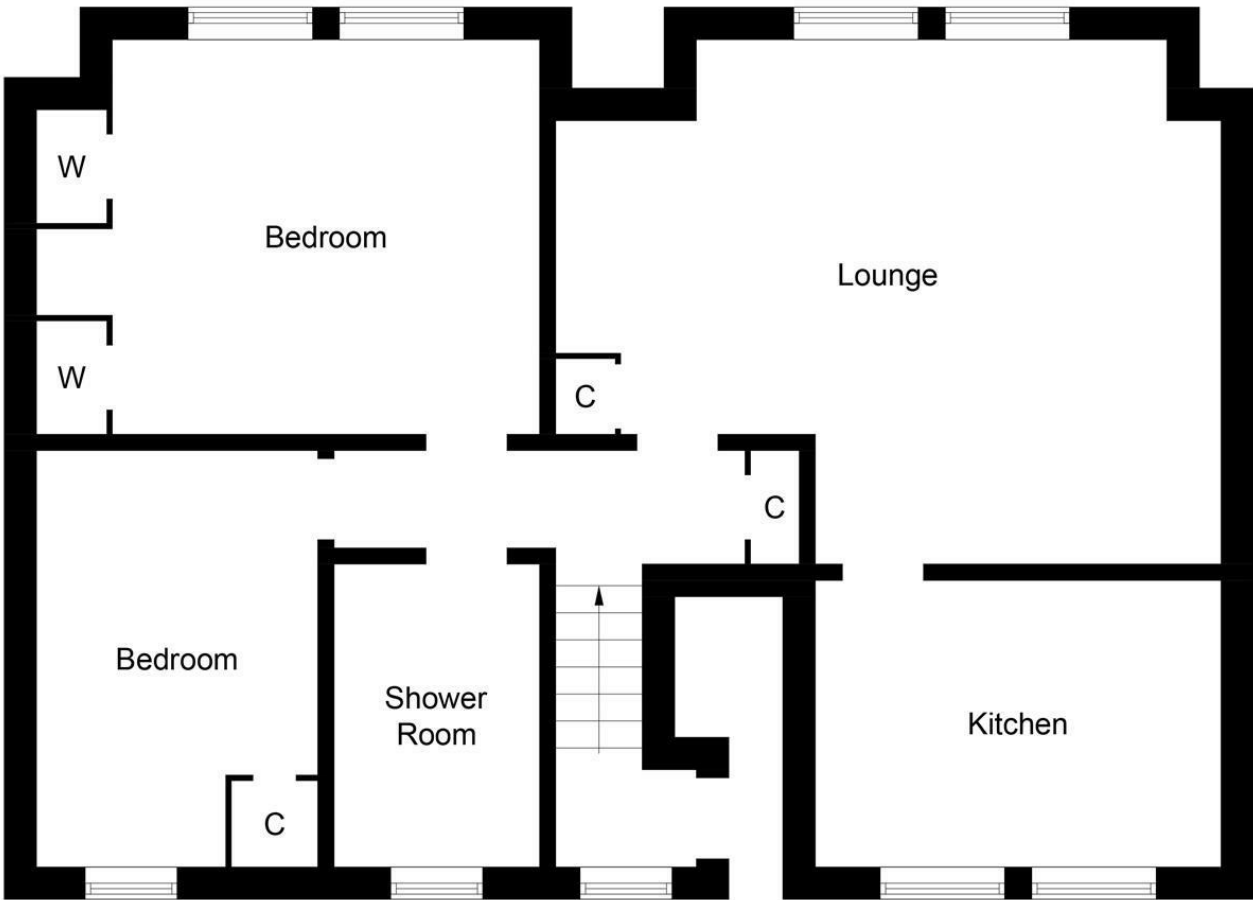




- Two Double Bedroom Flat
- Close To All Local Amenities
- Communal Outdoor Space With Private Storage
- Move In Condition Throughout
- Electric Central Heating And Double Glazing
- Spacious Apartment Throughout







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	42	54
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Scotland EU Directive 2002/91/EC		