

Simple Approach



35 Parmelia Court, Perth
Perthshire PH1 5SQ

Offers over £78,000

Simple Approach are excited to welcome to the market this one bedroom second floor flat within walking distance from Perth city centre. This spacious property on Parmelia Court comprises a bright lounge, a modern kitchen, one double bedroom and a bathroom with shower over bath facility. The property further benefits from beautiful high ceiling, spacious living space throughout and more modern elements such as large double glazed windows. Parmelia Court could not be better located due to its locality to all amenities found on the High Street such as restaurants, shops and supermarkets as well as being within close proximity of both Perth Train and Bus Station, ideal for the commuter looking for quick links into Dundee, Edinburgh & Glasgow. Ample on-street parking is available with parking permits throughout the city centre at an affordable annual rate, which can be arranged with Perth and Kinross Council.

Lounge

11'1" x 14'10" (3.39 x 4.53)

Kitchen

6'8" x 10'7" (2.04 x 3.25)

Bedroom

11'3" x 11'6" (3.45 x 3.51)

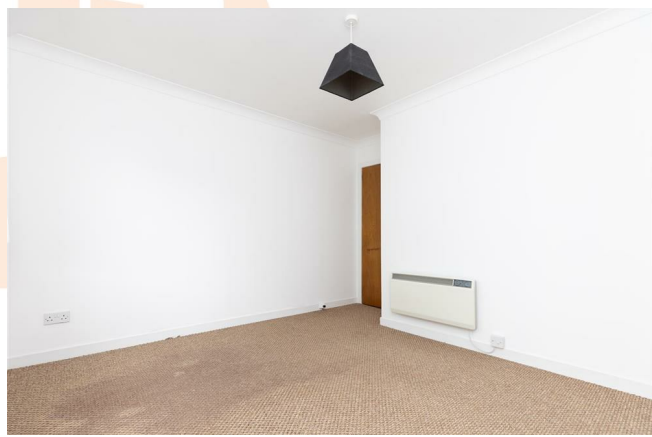
Bathroom

6'7" x 5'4" (2.03 x 1.65)

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

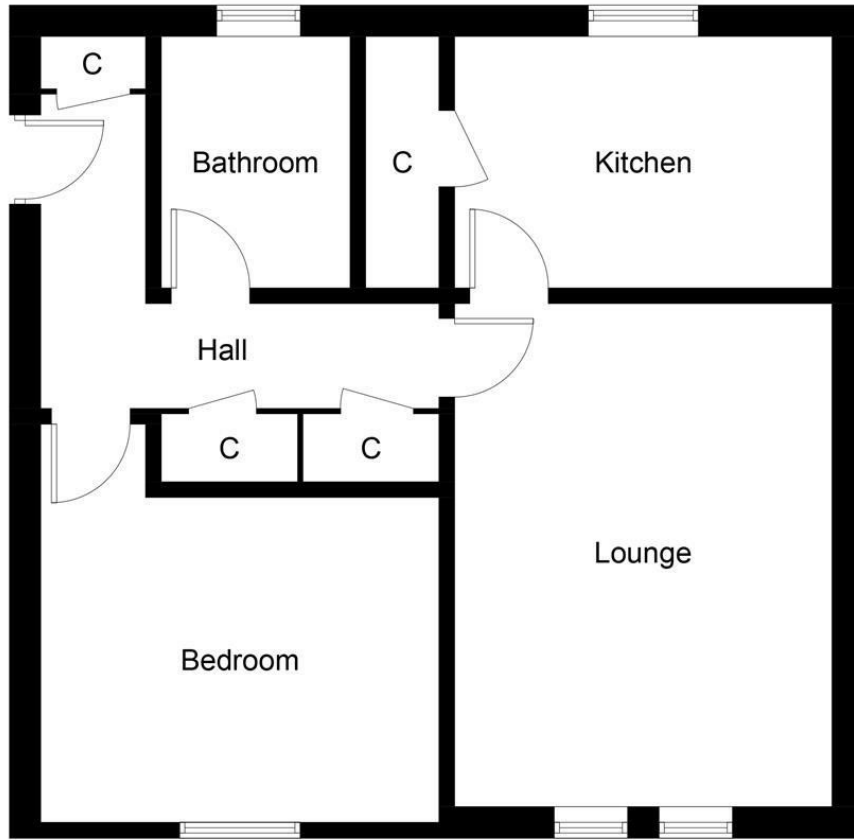
direction from the centre of Perth leading to the larger cities of Dundee, Stirling, Edinburgh and Glasgow. Perth City Centre offers a wide range of nearby amenities such as a variety of shops, restaurants, bars and leisure facilities to name just a few, making this property the perfect purchase for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



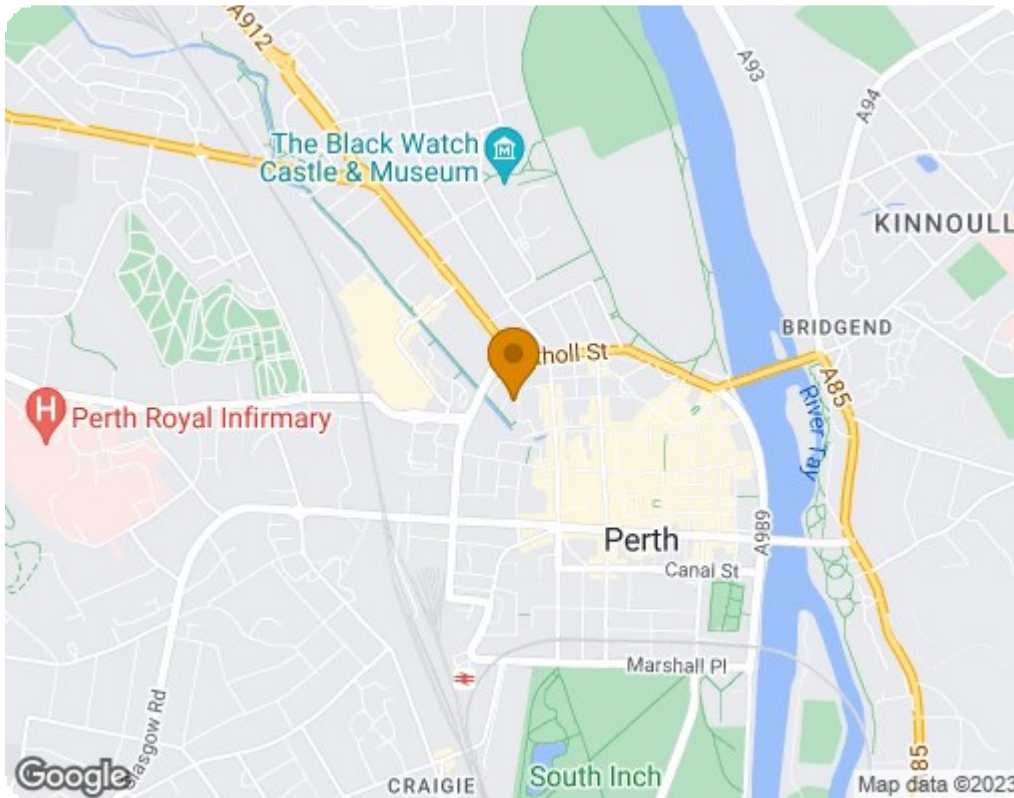


- Spacious Double Bedroom
- Shower Over Bath Facility
- In A Highly Sought After Location
- Modern Kitchen
- Residential Permit Parking Available
- Close To All Local Amenities
- Move In Condition Throughout





Second Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		66	77
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			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
		57	62
Scotland		EU Directive 2002/91/EC	