

Simple Approach



**7 Parmelia Court, Perth  
Perthshire PH1 5SQ**

**Offers over £118,000**

Simple Approach are excited to welcome to the market this two bedroom third floor flat within walking distance from Perth city centre. This spacious property on Parmelia Court comprises a bright lounge, a modern kitchen with ample space for family dining, two double bedroom one with fitted storage and a shower room . The property further benefits from beautiful high ceiling, spacious living space throughout and more modern elements such as large double glazed windows, solid oak doors and gas central heating. 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 free parking permits via the council, which can be arranged with Perth and Kinross Council.

**Lounge**

13'8" x 11'9" (4.19 x 3.59)

**Kitchen**

15'10" x 10'5" (4.85 x 3.20)

**Bedroom**

12'3" x 9'10" (3.75 x 3.00)

**Bathroom**

6'5" x 6'2" (1.97 x 1.90)

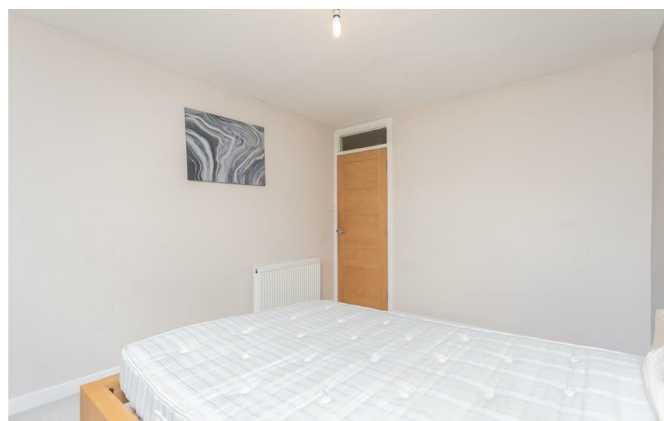
**Bedroom**

9'8" x 11'9" (2.97 x 3.60)

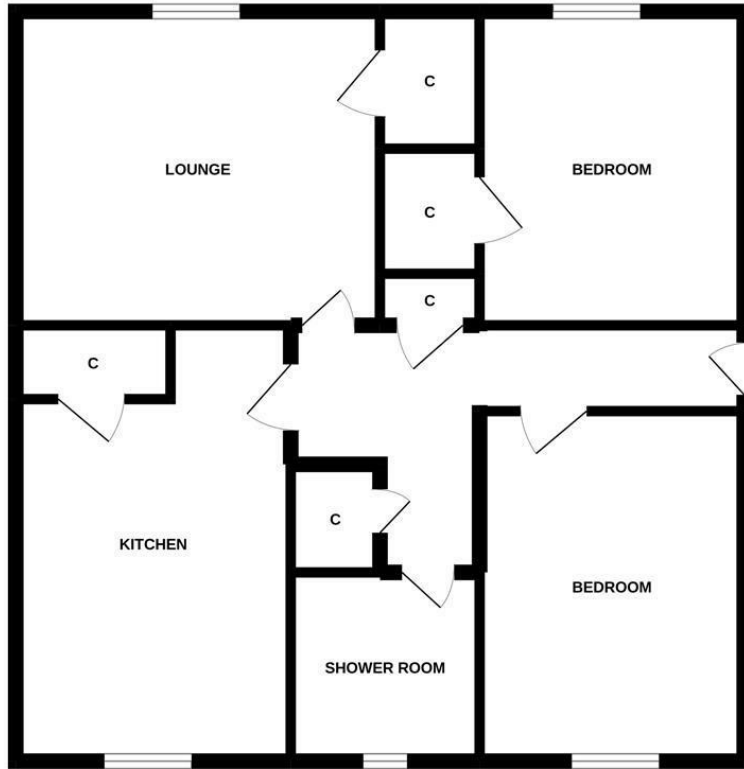




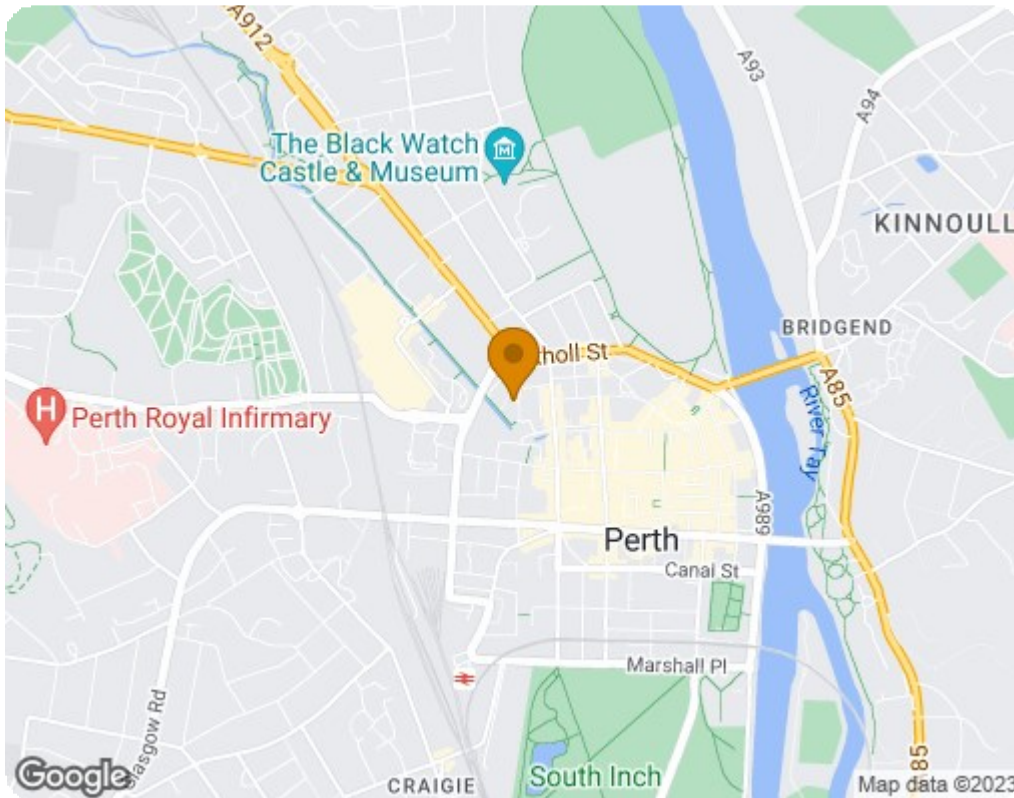
- Two Bedroom Third Floor Flat
- Solid Oak Doors
- Move-in Condition Throughout
- Gas Central Heating And Double Glazing
- Close To All Local Amenities
- Large Drying Area and Spacious Private Loft Space Included
- Ample Free Residentail Parking
- Large, Modern Kitchen



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	78
(55-68) <b>D</b>		
(39-54) <b>E</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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

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