

Simple Approach



**60 Vasart Court, Perth
Perthshire PH1 5QZ**

Offers over £147,000

Simple Approach are delighted to welcome this immaculately presented ground floor apartment set in the ever-popular Vasart Court to the residential market. This stunning property comes to the market in pristine, move in condition comprising of an open plan lounge/ kitchen, two double bedrooms with fitted wardrobes and master en-suite, a further bathroom with shower over bath facility and handy hall storage. Vasart Court is set within walking distance of Perth City Centre and is perfectly situated for those looking to have all local amenities close by as well as being located near to the bus and train station. This beautiful property boasts many sought after features such as gas central heating, double glazing and two private parking spaces. This property is suited to many buyers such as first-time buyer and people looking for easy living set across one accessible floor. Viewing is absolutely essential in order to appreciate the full package on offer, as well as the excellent location.

Lounge/ Kitchen

14'10" x 17'11" (4.54 x 5.47)

Bathroom

7'4" x 6'5" (2.24 x 1.96)

Entrance Hallway

6'9" x 18'11" (2.07 x 5.78)

Bedroom

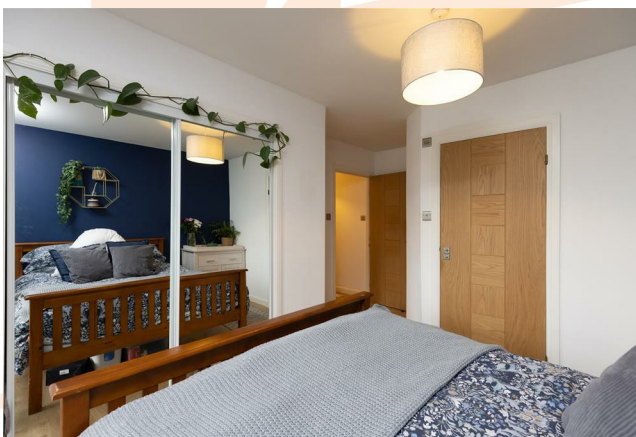
11'4" x 14'9" (3.46 x 4.52)

Ensuite

3'8" x 7'3" (1.12 x 2.22)

Bedroom

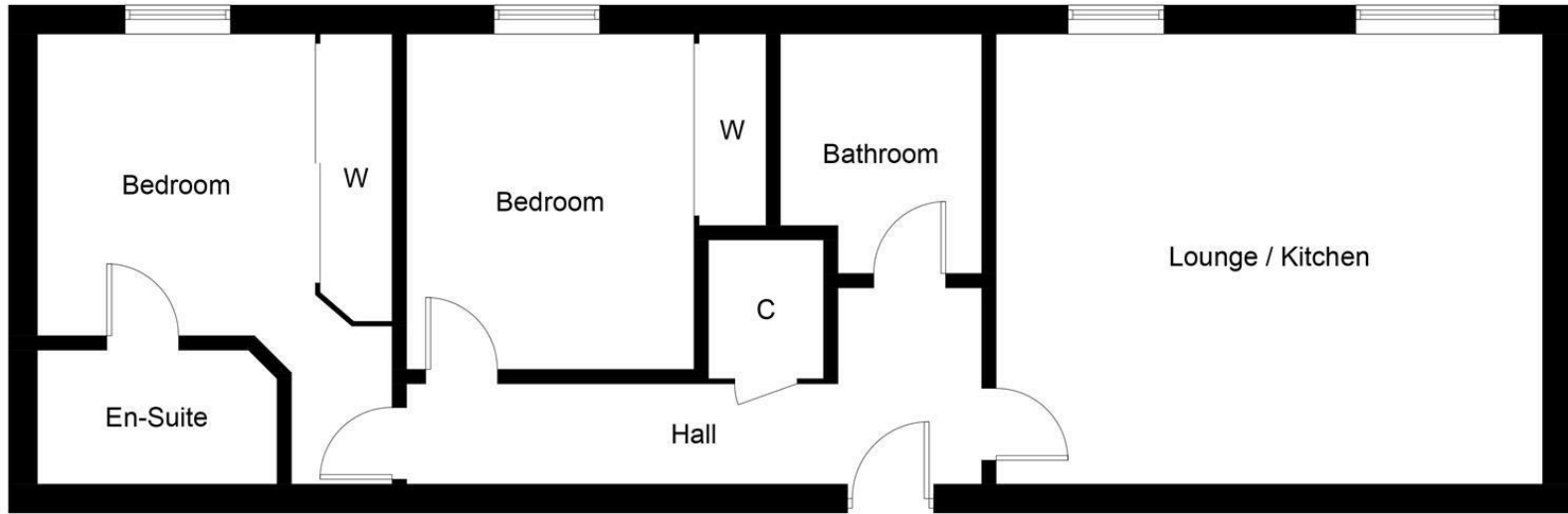
11'4" x 9'4" (3.46 x 2.86)



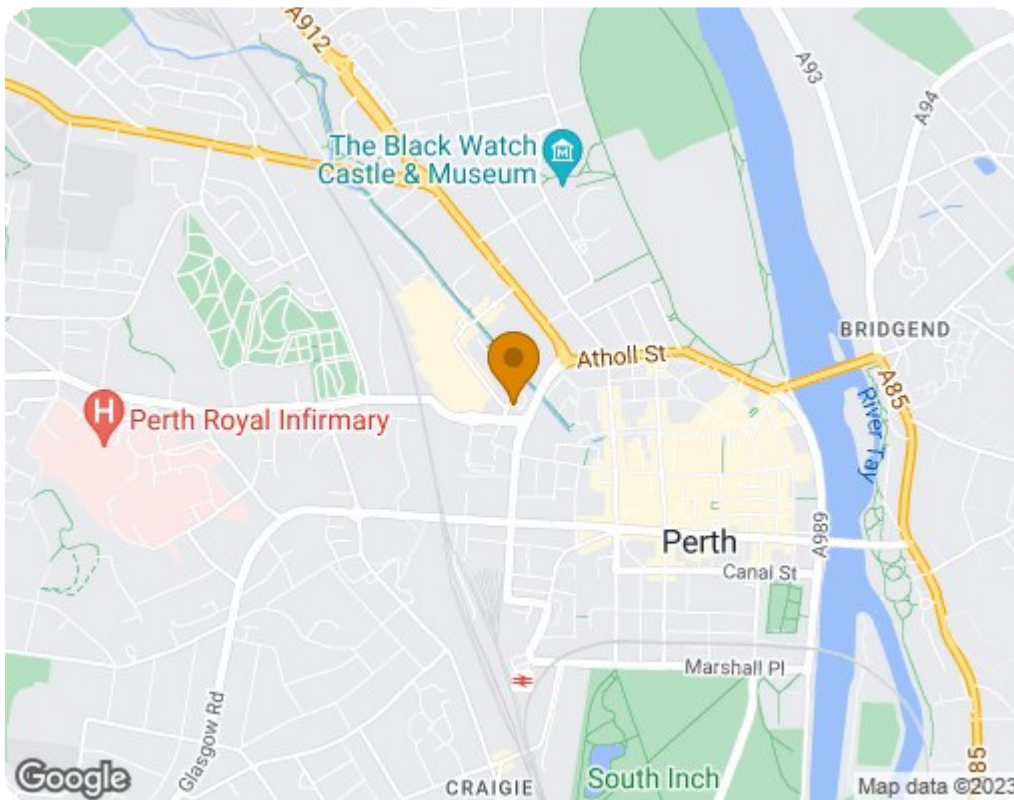


- Two Double Bedrooms With Master En-Suite
- Close To Local Amenities
- Move-in Condition Throughout
- Two Private Residential Parking Spaces
- Bright Open Plan Kitchen/ Diner
- Gas Central Heating And Double Glazing
- Modern Bathroom





Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	77	79
(69-80) C		
(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		
(81-91) B	78	80
(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