

Simple Approach



**28D Scott Street, Perth**  
**Perthshire PH1 5EH**

**Offers over £69,995**

Simple Approach are excited to welcome this two bedroom, top floor flat, in an ideal location of the City Centre to the residential market. This well presented property is set on Scott Street and comprises a bright and spacious lounge, a good sized kitchen including all white goods, two spacious bedrooms and a modern shower room. The property further benefits from more modern elements such as large double glazed windows, electric central heating and a security door. Scott Street 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. Viewing is an essential to appreciate the property and views on offer here.

**Lounge**

10'7" x 13'5" (3.25 x 4.11)

**Bedroom 1**

13'5" x 9'6" (4.09 x 2.91)

**Bedroom 2**

10'5" x 8'5" (3.19 x 2.57)

**Bathroom**

4'8" x 5'2" (1.44 x 1.60)

**Kitchen**

10'7" x 3'3" (3.24 x 1.)

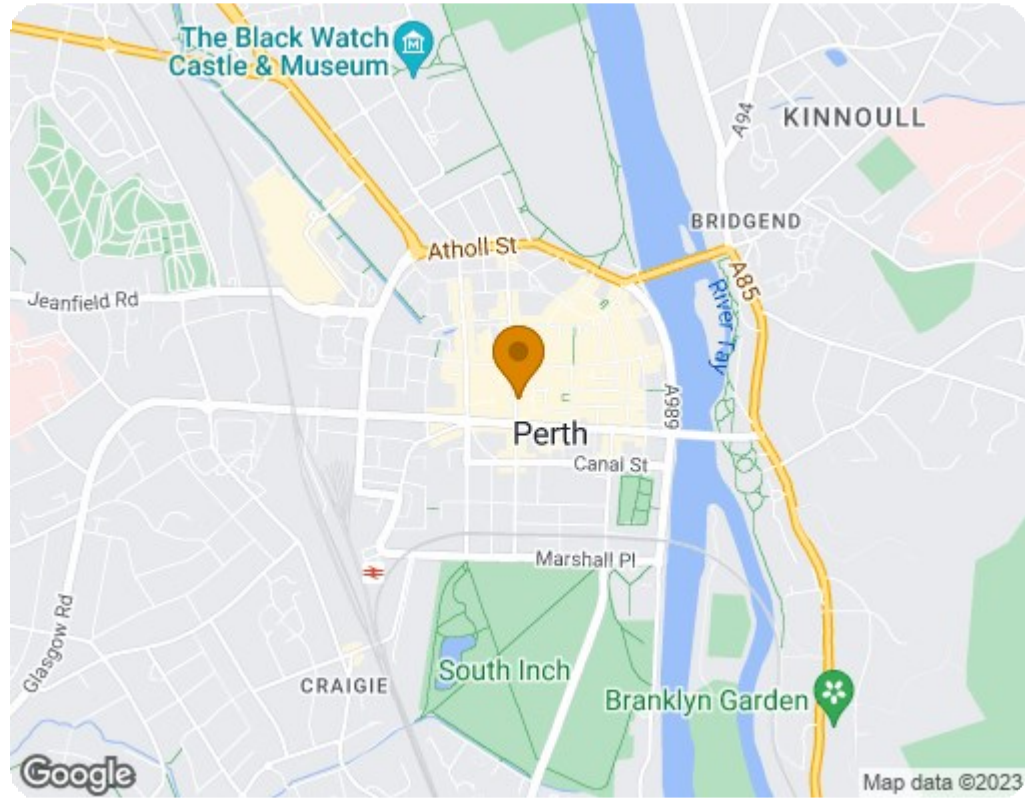
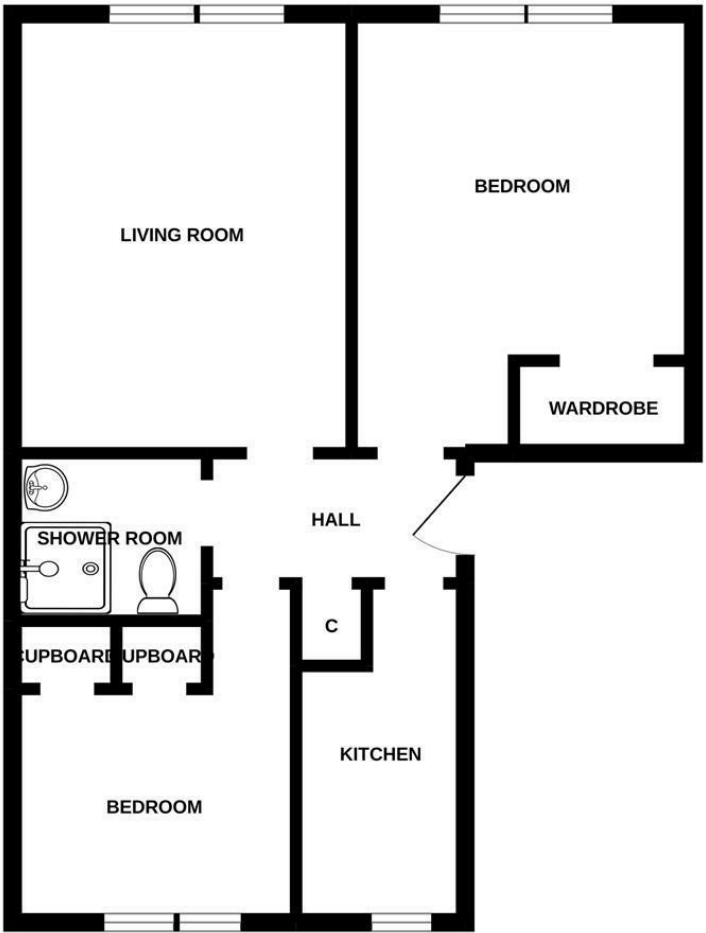






- Stunning Views Over Perth
- Two Bedroom, Top Floor Flat
- White Goods Included Within The Sale
- City Centre Location
- Close To All Local Amenities
- Security Door Entry System





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		
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		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Scotland		EU Directive 2002/91/EC