

Simple Approach



**6 Carrillion House 19 St. John Street, Perth
Perthshire PH1 5SP**

Offers over £90,000

Simple Approach are pleased to bring this spacious one bedroom apartment on St. Johns Street in Perth City Centre to the open market. This modern property is conveniently located within walking distance of all city centre amenities as well as Perth Train & Bus Station but does not compromise its peaceful setting as St. Johns Street is pedestrianised with limited access to passing vehicles. Boasting sought-after features such as its modern, neutrally decorated, a feature staircase and spacious accommodation throughout this apartment is the perfect purchase for any first-time buyer or buy-to-let investor looking for an excellently located, move-in condition home. Comprising beautiful open plan public rooms with a spacious dining area, a modern and stylish kitchen and a bright lounge, a double bedroom on the second floor boasting walk in wardrobes and a fresh bathroom with shower facility over the bath on the lower level. Viewing is essential in order to appreciate the full package on offer.

Lounge/ Dining Room
20'9" x 16'9" (6.35 x 5.11)

Kitchen
7'2" x 7'10" (2.19 x 2.41)

Bathroom
4'3" x 9'0" (1.31 x 2.75)

Bedroom
13'4" x 12'7" (4.08 x 3.86)

Walk In Closet
7'4" x 6'10" (2.24 x 2.10)

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 in the heart of a vibrant centre without compromising the benefits of a peaceful top floor flat.





- Spacious One Bedroom Maisonette
- Modern Decoration
- New Energy Efficient Electric Heating
- Double Bedroom
- Open Plan Lounge, Kitchen and Dining Area
- Large Walk In Wardrobe for Purchasers Who Like To Dress Well
- Spacious Accommodation Throughout
- Beautiful Feature Staircase





| Energy Efficiency Rating | | |
|-----------------------------------------------------------------------|---------|-------------------------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 71 |
| (55-68) D | 53 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| Scotland | | EU Directive 2002/91/EC |
| Environmental Impact (CO ₂) Rating | | |
| | Current | Potential |
| <i>Very environmentally friendly - lower CO₂ emissions</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 48 | 51 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not environmentally friendly - higher CO₂ emissions</i> | | |
| Scotland | | EU Directive 2002/91/EC |