

Simple Approach



Estate Agents



**5 Nelson Street, Perth**  
**Perthshire PH2 8LT**

**Offers over £147,000**

Simple Approach are excited to welcome this beautiful, two bedroom house on Nelson Street to the residential market. Coming to the market fully refurbished throughout this is the perfect property for any first time buyer or small family looking for a move in condition home. Comprising two double bedroom, a large, modern kitchen/dining area, a bright open plan lounge and a stunning bathroom with freestanding bath and waterfall shower. This property also boasts brand new electric heating and double glazed windows. Externally this property benefits from ample on street parking and being close to all local amenities such as the South Inch Park, Shops, Restaurants and Leisure Facilities. Early viewing is advised, call Simple Approach on 01738 827864 to book in to view.

**Lounge/ Kitchen**

14'0" x 18'6" (4.27 x 5.64)

**Bedroom**

7'3" x 10'10" (2.23 x 3.32)

**Bedroom**

6'3" x 7'3" (1.93 x 2.23)

**Bathroom**

7'4" x 6'1" (2.24 x 1.87)

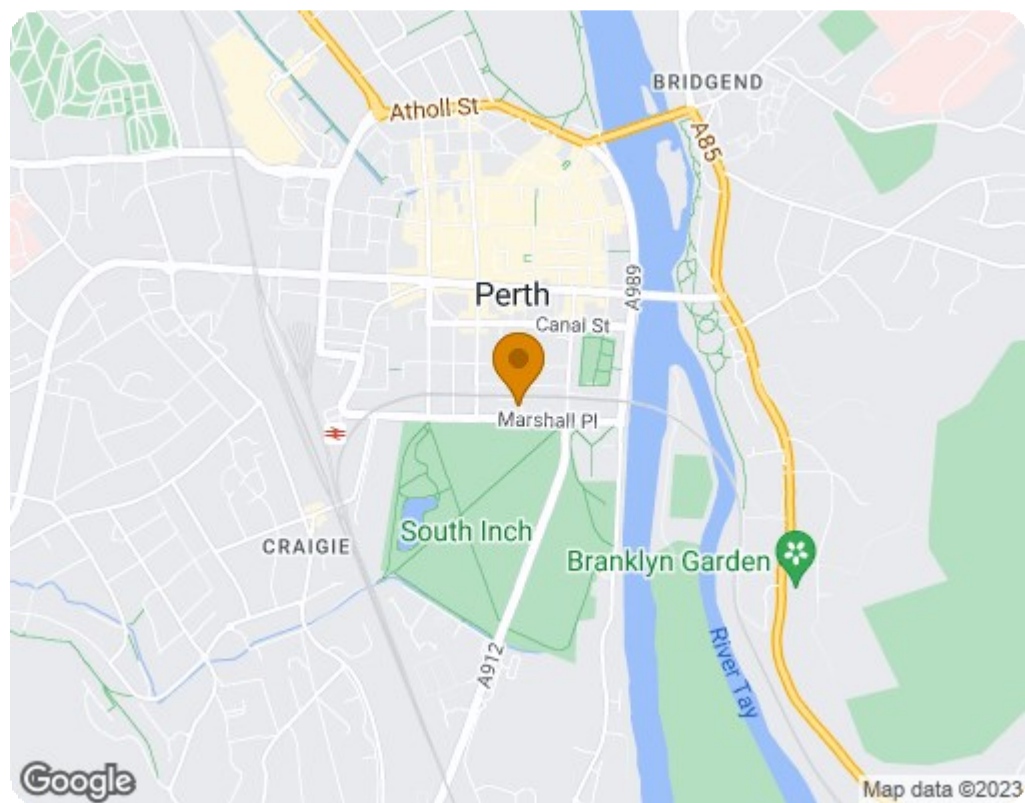







- Beautiful Two Bedroom House
- Close To All Local Amenities
- Double Glazing
- Newly Refurbished Throughout
- On Street Parking Available
- Just a Five Minute Walk To The Bus & Train Station
- Open Plan Kitchen/Lounge/Diner
- Stunning Free Standing Bath With Waterfall Shower





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	<div>28</div>	<div>87</div>
(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	<div>37</div>	<div>86</div>
(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 