

Simple Approach



**8 Vasart Court, Perth  
PH1 5QZ**

**Offers over £129,950**

Simple Approach are delighted to welcome this very well presented ground floor apartment in the ever popular Vasart Court to the residential market. Set within a highly sought after location this lovely property benefits from being just a short walk away from Perth City Centre. Vasart Court offers modern, peaceful living with modern comforts such as gas central heating, double glazing, a secure entry system and an allocated parking space. This lovely property comprises of a welcoming entrance hall, two generous bedrooms both with fitted storage space and a master ensuite shower room, a modern fitted kitchen and a chic bathroom completes this apartment. This beautiful property is the perfect purchase for any first time buyer, mature buyer or small family. Viewing is absolutely essential in order to appreciate the full package on offer, as well as the excellent location.

**Entrance Hallway**

17'2" x 5'10" (5.25 x 1.78)

6'6" x 6'6" (1.99 x 1.99)

**Lounge**

13'4" x 12'4" (4.07 x 3.76)

**Kitchen**

12'11" x 10'11" (3.96 x 3.34)

**Bedroom**

11'4" x 10'3" (3.47 x 3.13)

**Ensuite**

3'6" x 7'9" (1.09 x 2.37)

**Bedroom**

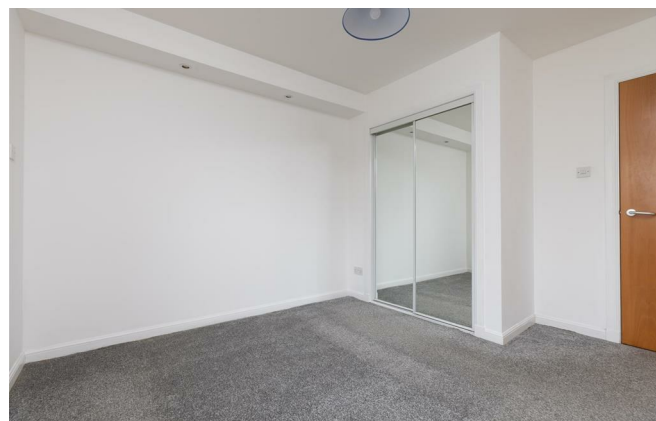
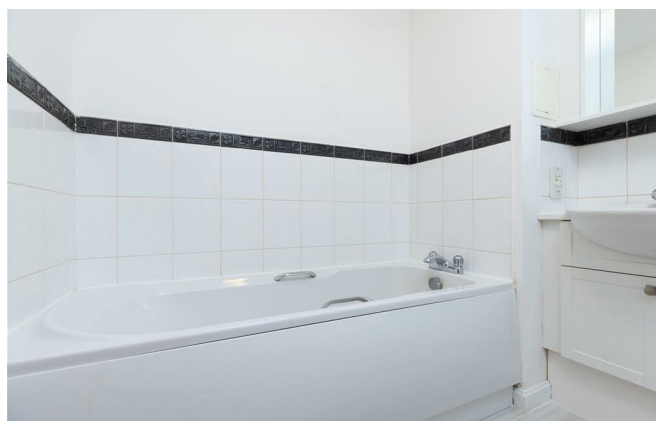
8'10" x 11'1" (2.71 x 3.38)

**Bathroom**





- Well Presented Apartment
- Bright & Spacious Lounge
- Allocated Parking
- Two Generous Bedrooms & Master Ensuite
- Secure Entry System
- Gas Central Heating & Double Glazing
- Stylish Kitchen
- Lift Access To Flat



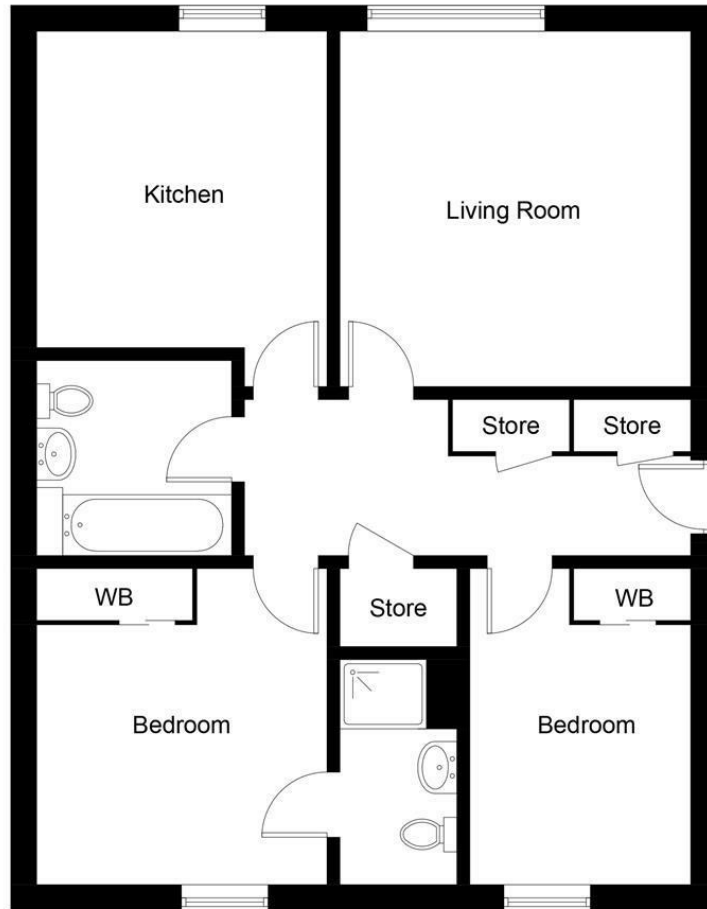


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID948382)



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>	78	80
(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		
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>	83	86
(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		
EU Directive 2002/91/EC		