

Simple Approach



**7 Florence Court Florence Place, Perth
PH1 5BL**

Offers over £129,500

Simple Approach are excited to bring this well-presented, two bedroom ground floor apartment in the much sought after area of Florence Court to the residential market. This property comes to the market in good condition throughout comprising a sizable kitchen, front facing lounge, two double bedrooms and shower room. The master bedroom has an en-suite shower room and both double bedrooms come with fitted storage space, as well as plenty of further storage in the hallway. The family bathroom has been tiled in a very clean and contemporary fashion with a shower over bath facility. Florence Court also boasts many sought after features such as gas central heating, double glazing. Residential parking and secure entry into the building. Recent refurbishments to the property include a new En-Suite cubicle and tray with wet walls and splashbacks installed in 2022, Gas boiler, washer/dryer, fridge freezer all replaced new in the last 2 years. New windows have also been installed in 2023 in all rooms (to include large living room window) allowing for improved energy efficiency/reduced costs on energy bills. In addition new carpets replaced in hall and living room during the summer of 2022. This makes the property a fantastic purchase for any first time buyer or the perfect buy-to-let investment. Viewing is essential to appreciate the space on offer, as well as the excellent location for all local amenities including Asda Supermarket, St Catherine's Retail Park and the easy access into Perth City Centre. Motorway links are also available nearby via the Dunkeld Road which give access to Edinburgh, Glasgow and their related airports just one hour away. Public transport is also found nearby at Perth Rail and bus station.

Lounge

13'1" x 10'5" (4.00 x 3.18)

Kitchen

9'1" x 10'2" (2.77 x 3.12)

Bedroom

17'4" x 11'8" (5.29 x 3.58)

Ensuite

5'9" x 5'4" (1.77 x 1.63)

Bedroom

9'8" x 11'11" (2.95 x 3.65)

Bathroom

5'9" x 6'3" (1.77 x 1.91)



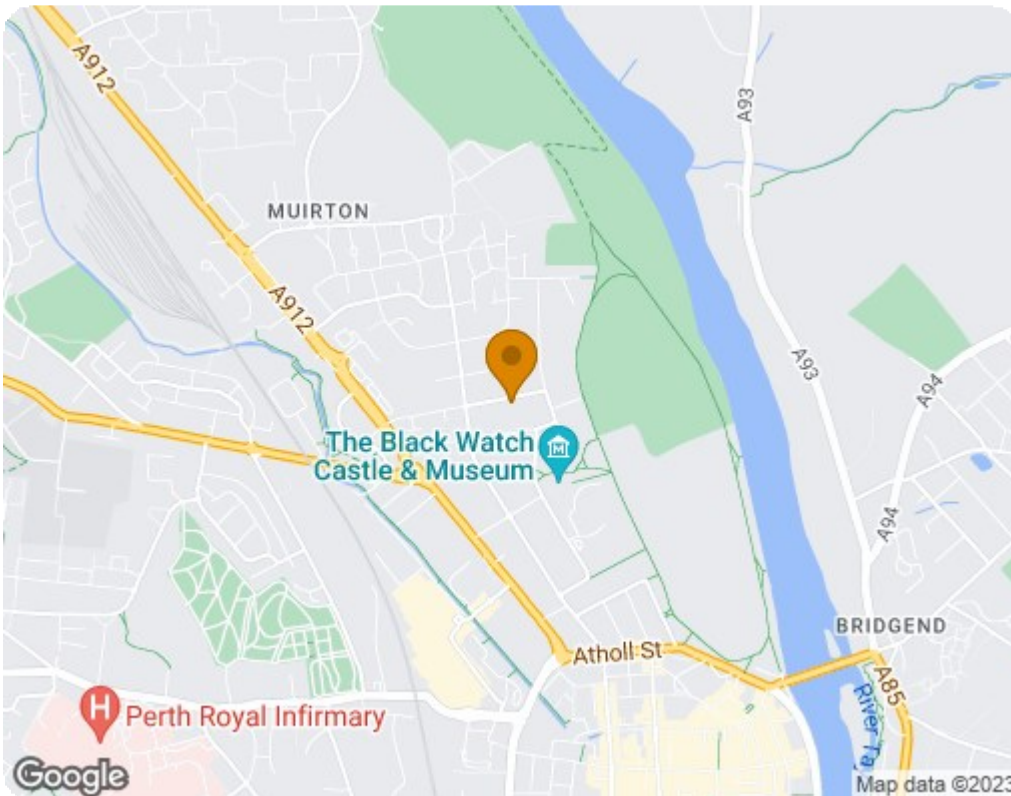
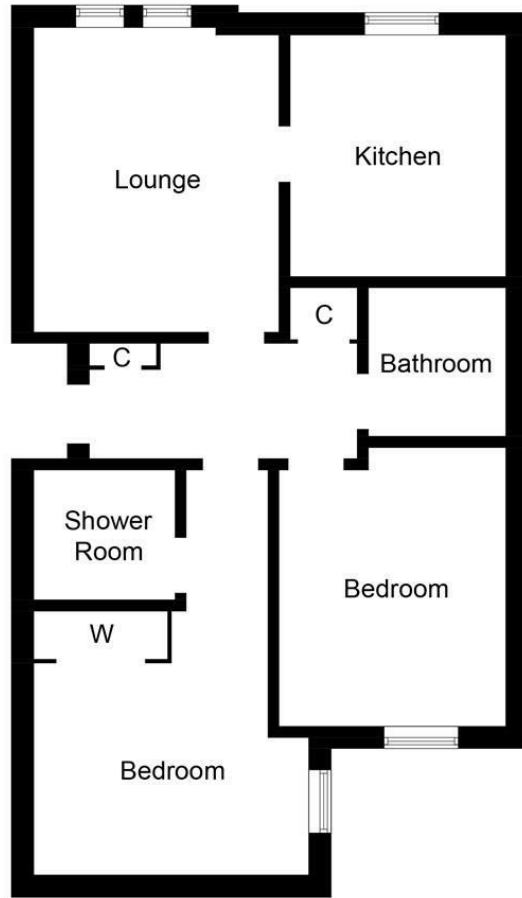


- Two Bedroom, Ground Floor Flat
- Gas Central Heating And Double Glazed Windows
- Move-In Condition
- Nearby Amenities Include St Catherine's Retail Park

- Residential Parking And Secure Door Entry
- Ample Storage
- Conveniently Located To Local Primary & Grammar School

- Close To All Local Amenities
- Master En-Suite
- Benefiting From The Nearby North Inch Parkland





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(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	84	84
(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	