

Simple Approach



**8 St Johnstone Buildings Charles Street, Perth
PH2 8LB**

Offers over £68,000

Set within the heart of Perth City Centre, this stunning property comes to the market in excellent move in condition throughout, enjoying modern interior and style throughout. This lovely apartment offers spacious accommodation throughout, comprising of; a bright and spacious lounge with ample space for dining, a stylish fitted kitchen, one generous bedroom and a chic bathroom with shower over bath facility. This property enjoys modern comforts such as gas central heating, double glazing and ample on street parking is available to the front and parking permits are available via PKC. St Johnston Building is the ideal purchase for any first time buyer on investor seeking a well located property in great move in condition. Viewing is essential to appreciate the overall fantastic property on offer.

Lounge

19'2" x 12'11" (5.85 x 3.94)

Kitchen

13'7" x 6'10" (4.16 x 2.10)

Bedroom

12'10" x 11'1" (3.92 x 3.40)

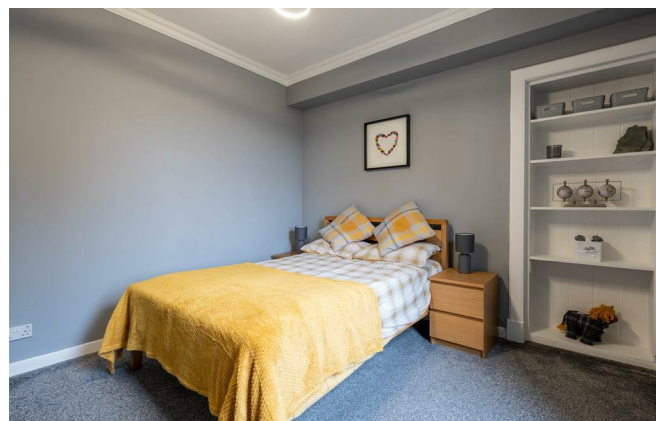
Bathroom

8'11" x 5'2" (2.74 x 1.60)





- Very Well Presented Flat
- One Generous Bedroom
- Bright & Spacious Lounge
- Stylish Fitted Kitchen
- Gas Central Heating & Double Glazng
- Chic Bathroom



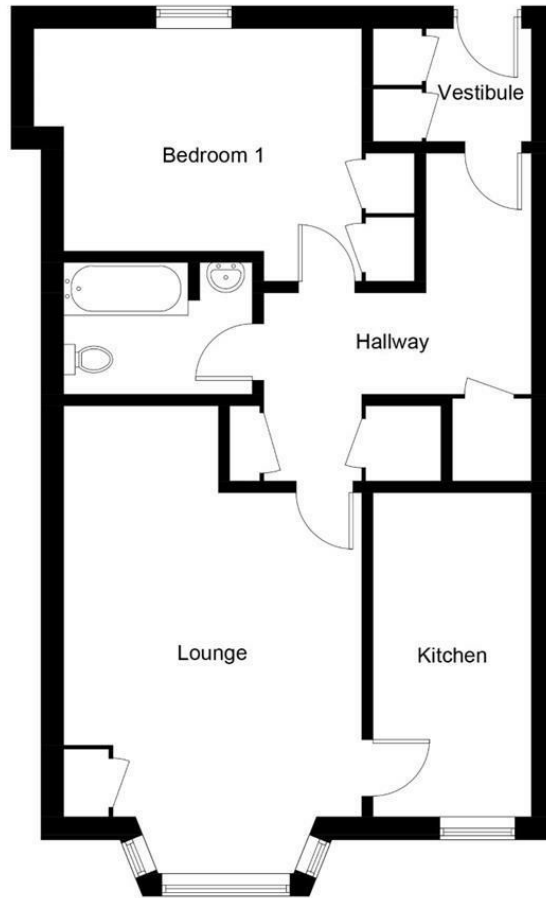
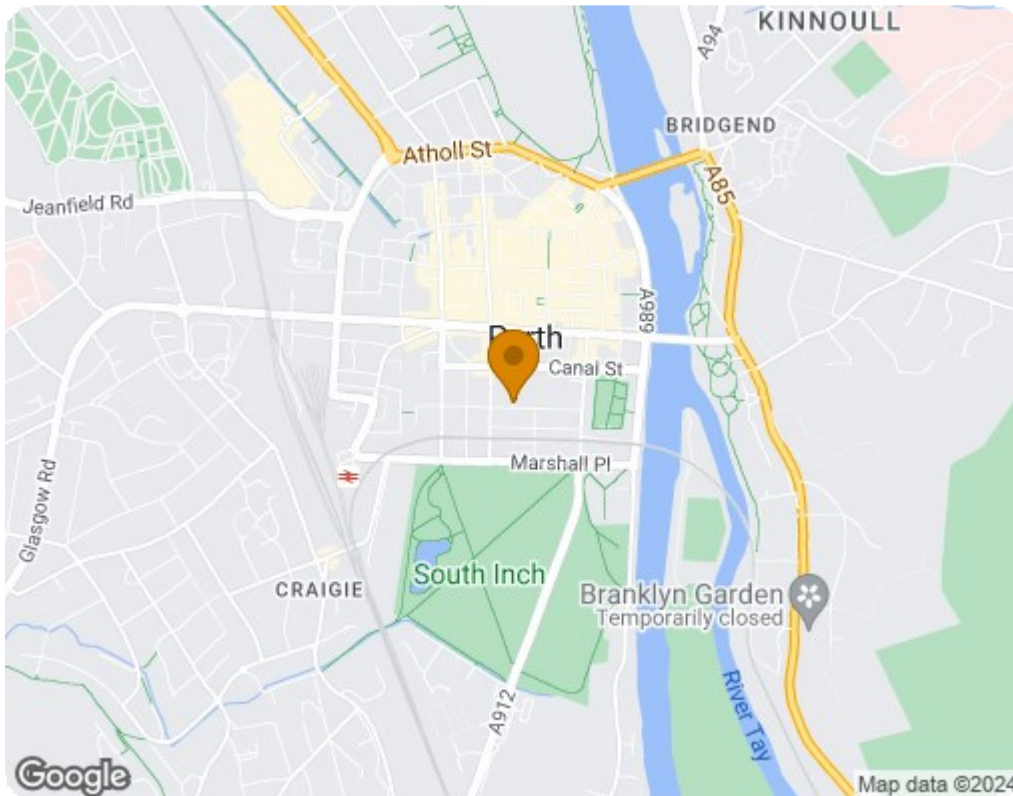


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1059438)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C	71	
(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		85
(81-91) B		
(69-80) C	70	
(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