

Simple Approach



**10B Atholl Street, Dunkeld  
PH8 0AR**

**Offers over £120,000**

"HOLIDAY LETTING AND INCOME POTENTIAL READY"

Simple Approach are pleased to welcome to the market this very well presented one bedroom property on Atholl Street to the Perthshire residential market. This stunning property is ideally placed to take advantage of all local amenities nearby. This lovely apartment boasts stylish interior throughout along with enjoying spacious accommodation across one floor. Comprising; a very stylish open plan kitchen/lounge with lovely breakfast bar feature, one double bedroom and a chic shower room. The accommodation compromises ample street parking, double glazing, electric panel heating and a peaceful location. Viewing is essential to appreciate the excellent finishes and beautiful location on offer.

**Lounge/Kitchen**

16'9" x 23'11" (5.13 x 7.31)

**Bedroom**

8'11" x 9'10" (2.72 x 3.00)

**Bathroom**

6'5" x 5'3" (1.96 x 1.62)





- Very Well Presented Flat
- Breakfaste Bar Feature
- Electric Panel Heating
- One Double Bedroom
- Open Plan Lounge/Kitchen
- Double Glazing Windows
- Stylish Fitted Kitcehn
- Chic Shower Room
- "HOLIDAY LETTING AND INCOME POTENTIAL READY"



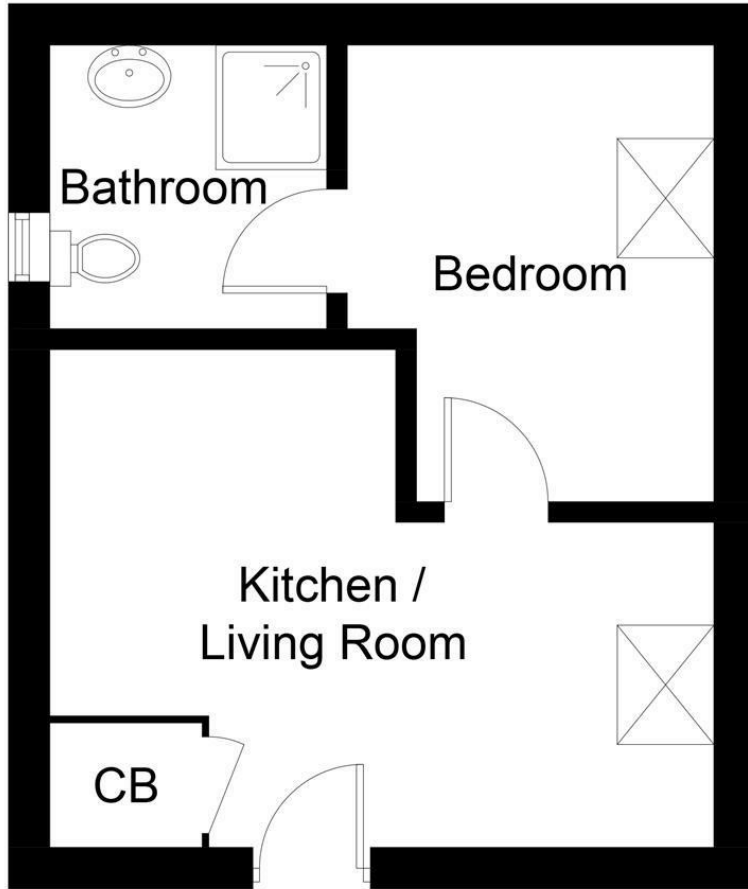


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID969931)



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>		<b>68</b>
(55-68) <b>D</b>	<b>51</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Scotland</b>		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>		
(55-68) <b>D</b>	<b>56</b>	<b>56</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		
<b>Scotland</b>		EU Directive 2002/91/EC