

Simple Approach



**5 Kirkgate Mews Kirkgate, Perth**

**PH1 5UA**

**Offers over £57,000**

## 5 Kirkgate Mews Kirkgate, Perth, PH1 5UA

Simple Approach are pleased to welcome to the market this bright and spacious one bedroom flat on Kirkgate Mews to the Perthshire residential market. This lovely property is set within the highly desirable City Centre location at the Cafe Quarters with fantastic views of Perth Museum and St Johns Kirk, along with all local conveniences, shops and restaurants right on the doorstep. The property comprises spacious accommodation throughout, with a large lounge, good sized kitchen with ample storage and counter space, a sizable bedroom and a shower room. The property further benefits from sought after features such as gas central heating and being close to all local amenities. Viewing is essential to appreciate the overall excellent location and roomy accommodation on offer here at Kirkgate Mews.

### Hallway

16'9" x 2'11" (5.13 x 0.89 )

### Kitchen

10'11" x 8'2" (3.35 x 2.51 )

### Lounge

14'4" x 14'1" (4.37 x 4.30 )

### Bedroom

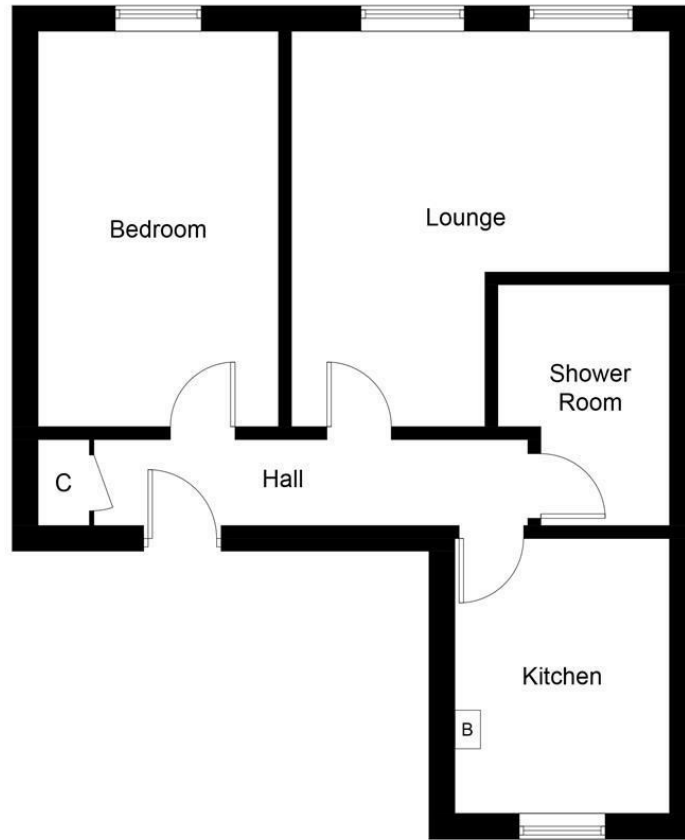
15'11" x 8'11" (4.86 x 2.72)





- One Bedroom Flat
- Spacious Accommodation Throughout
- Sought After City Centre Location
- Sizable Lounge
- Good Sized Kitchen
- Gas Central Heating





**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID975692)



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>		
(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		
	<b>65</b>	<b>75</b>
EU Directive 2002/91/EC		
Scotland		
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>		
(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>63</b>	<b>77</b>
EU Directive 2002/91/EC		
Scotland		