

Simple Approach



**3A Albert Place, Perth
Perthshire PH2 8JE**

Offers over £139,995

Simple Approach are delighted to welcome this well presented maisonette flat to the Perthshire residential market. Situated in the City Centre, this lovely property could not be better situated to take advantage of all local amenities such as; shops, restaurants and cafes found just a short walk away. Albert Place enjoys a large kitchen with ample space for dining, a bright and spacious lounge, two generous bedrooms and a bathroom with shower over bath facility. The property further benefits from modern comforts such as, gas central heating, double glazing and an allocated parking space. Albert Place lends itself to a wide range of buyers, including first time buyers or investors looking for a well located property in good condition throughout. Viewing is essential to appreciate the overall space and excellent location on offer.

Kitchen

7'11" x 10'11" (2.43 x 3.35)

Bathroom

7'8" x 5'9" (2.35 x 1.77)

Bedroom

11'3" x 10'11" (3.45 x 3.35)

Bedroom

6'10" x 7'4" (2.09 x 2.26)

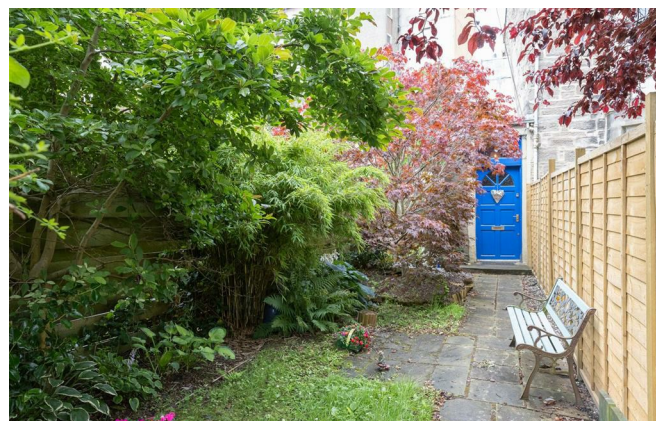
Lounge

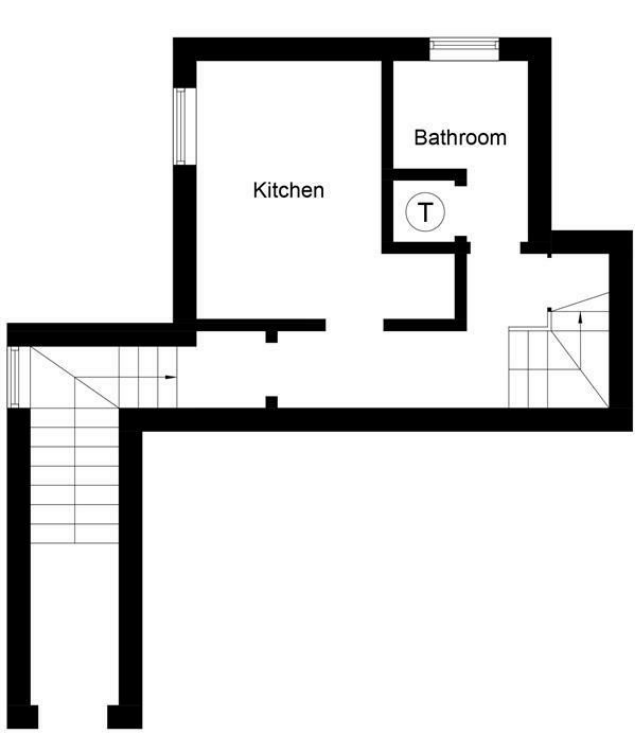
11'4" x 13'8" (3.46 x 4.18)



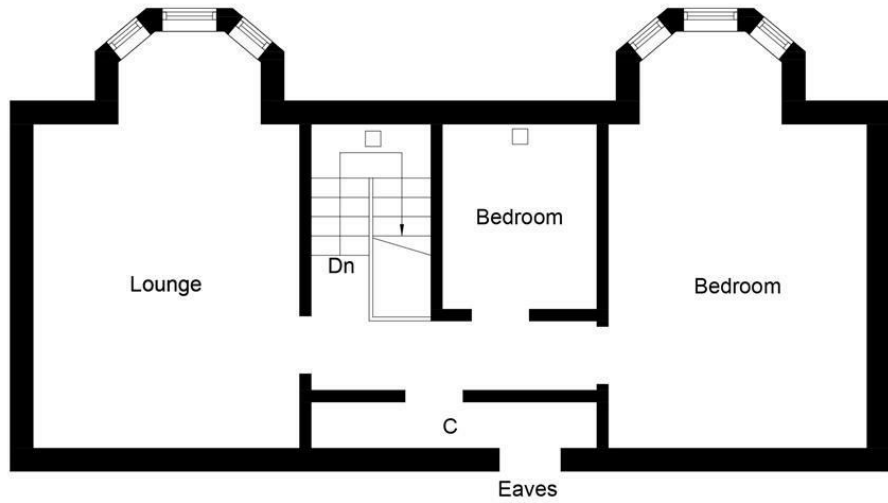


- Maisonette Flat
- Spacious Accommodation Throughout
- City Centre Location
- Gas Central Heating & Double Glazing
- Two Bedrooms
- Allocated Parking





First Floor



Attic Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID986033)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		67
(55-68) D	48	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
Scotland		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		67
(55-68) D	47	
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
Scotland		