

Simple Approach



**34e South Methven Street, Perth**  
**PH1 5NU**

**Offers over £79,000**

Simple Approach are delighted to welcome this bright, spacious and very well presented flat on South Methven Street to the residential sales market. Set within the heart of Perth City Centre this property could not be better situated to take advantage of all amenities found just seconds away, as well as to Perth Train & Bus Station both located nearby. The property comes to the market in great condition throughout, with a stylish kitchen, a bathroom with shower over bath facility, one generous bedroom with fitted storage space and a bright lounge. Boasting sought-after features such as wet electric central heating and double glazing this property lends itself to a wide range of buyers and is the ideal purchase for any first time buyer, investor looking for a well-located home in move-in condition. Viewing is absolutely essential to appreciate the overall fresh look of the property on offer along with excellent central location.

**Hallway**

11'11" x 4'8" (3.65 x 1.44)

**Kitchen**

12'2" x 5'2" (3.71 x 1.58)

**Lounge**

16'7" x 11'0" (5.07 x 3.37)

**Bedroom**

8'8" x 12'4" (2.66 x 3.78 )

**Bedroom**

12'11" x 10'11" (3.96 x 3.34)

**Bathroom**

5'6" x 7'4" (1.69 x 2.26)







- Two Bedroom Flat
- Spacious Accomodation
- Great Move In Condition
- Stylish Kitchen
- Bright Lounge
- Wet Electric Central Heating & Double Glazing
- City Centre Location



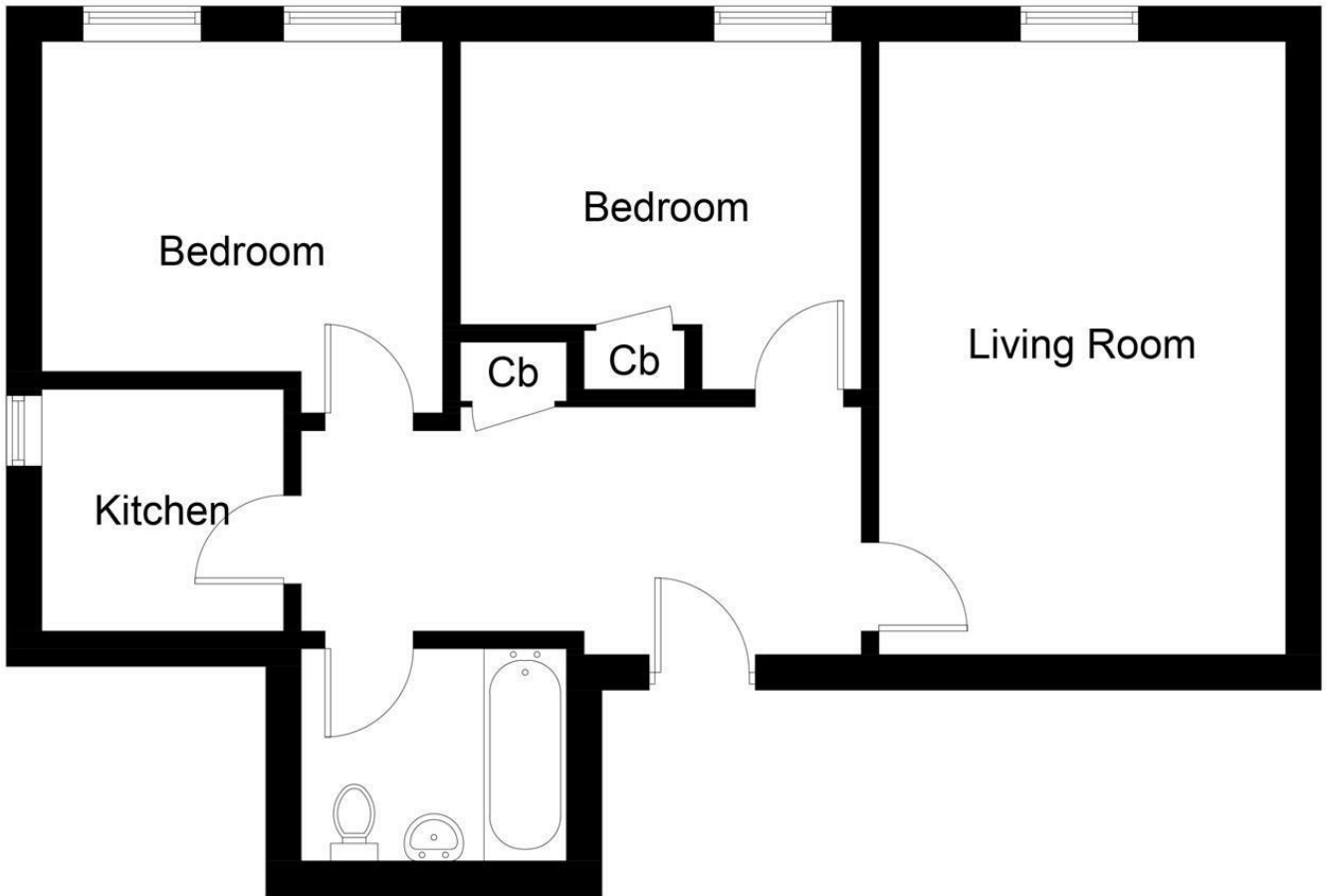
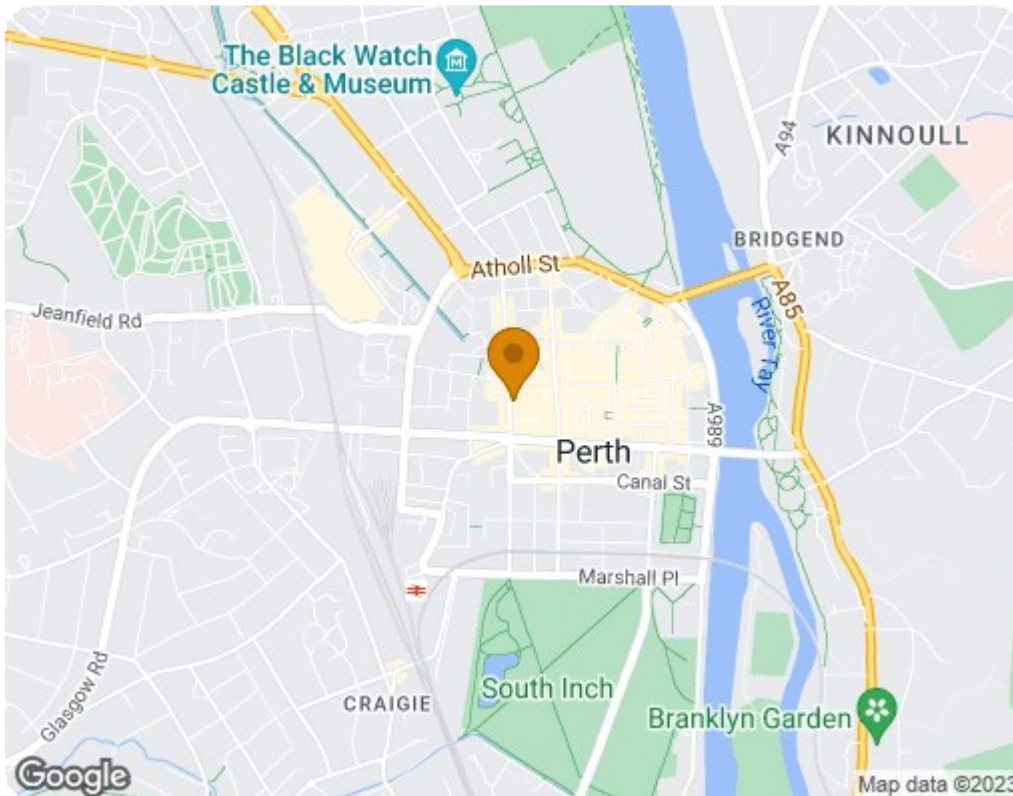


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID992289)



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>		46
(21-38) <b>F</b>	12	
(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>		52
(39-54) <b>E</b>		
(21-38) <b>F</b>	26	
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>Scotland</b>		EU Directive 2002/91/EC