

Simple Approach



**5 Stewarts Place Caledonian Road, Perth
PH2 8EY**

Offers over £97,000

Simple Approach are pleased to welcome this well presented flat on Stewarts Place, Caledonian Road to the Perthshire residential sales market. Set within a highly sought after location this great property could not be better placed to take advantage of all local amenities found within Perth City Centre. Stewarts Place comes to the market in good move in condition throughout and benefits from spacious accommodation throughout, comprising of; an entrance hallway, two generous bedrooms, a good sized kitchen, shower room and a sizeable front facing lounge with large windows allowing for plentiful natural light to flood the room. Practical attributes include gas central heating and double glazing throughout. Viewing is essential to appreciate the overall space and excellent City Centre location on offer here at Stuwarts Place, Caledonian Road.

Lounge

12'6" x 11'8" (3.83 x 3.58)

Kitchen

10'4" x 6'3" (3.15 x 1.92)

Bedroom One

11'9" x 9'6" (3.60 x 2.92)

Bedroom Two

12'2" x 8'9" (3.72 x 2.69)

Bathroom

6'7" x 6'7" (2.01 x 2.01)

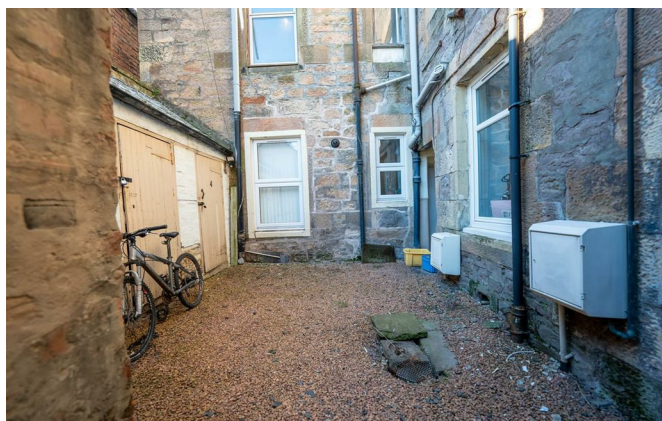
Hallway

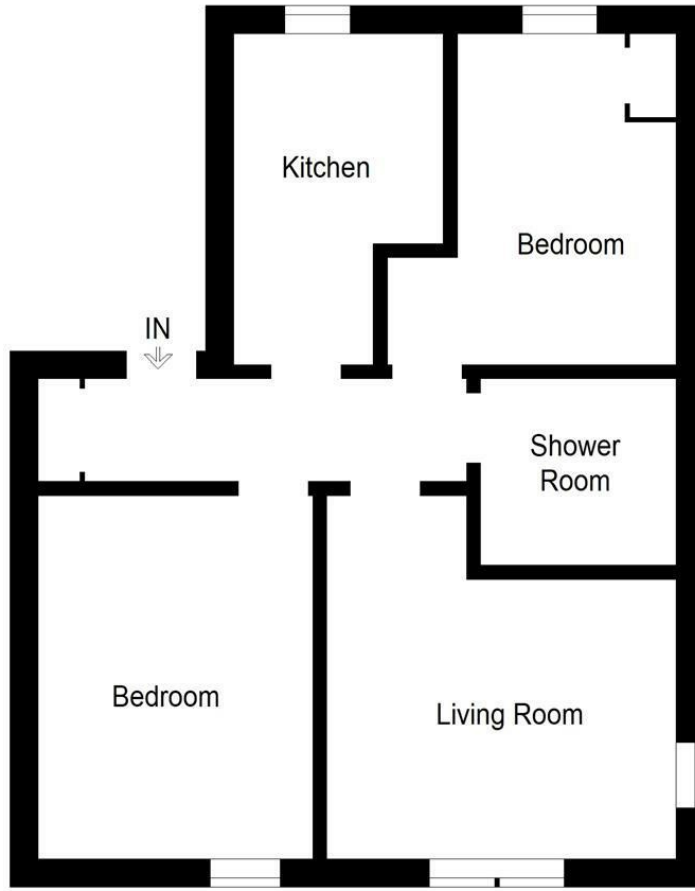
13'10" x 4'0" (4.22 x 1.23)



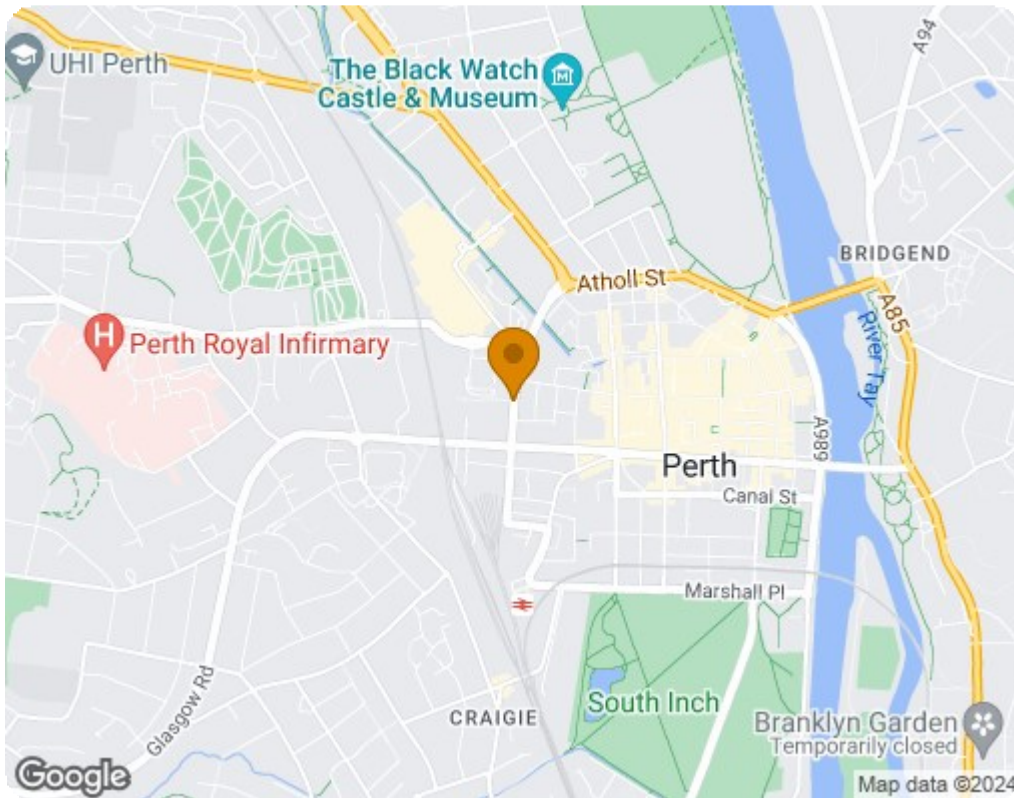


- City Centre Flat
- Sizeable Kitchen
- Two Outdoor Storage Units One In The Close and One In The Back Garden
- Two Generous Bedrooms
- Gas Central Heating & Double Glazing
- Bright & Spacious Lounge
- Highly Sought After Location





Not To Scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C	67	
(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		
(81-91) B		83
(69-80) C	65	
(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