

Simple Approach



Estate Agents



3A Atholl Street, Perth  
PH1 5NH

Offers over £59,950

Set within the heart of Perth, this fantastic property on Atholl Street is ideally placed to take advantage of all local amenities found such as high street shops, café quarter, restaurants, cinema and leisure facilities in the City Centre just a short walk away. Coming to the market in excellent move in condition throughout, this lovely property comprises of; an entrance hallway, a bright and spacious lounge, kitchen, one generous bedroom with fitted storage space and a stylish bathroom. This is the ideal property for any first time buyer or Buy To Let investor, viewing is essential to appreciate the space and excellent location on offer at this property.

**Lounge**

19'11" x 13'0" (6.08 x 3.98)

**Kitchen**

7'7" x 8'3" (2.32 x 2.53)

**Bedroom**

9'8" x 11'2" (2.95 x 3.41)

**Bathroom**

6'9" x 5'7" (2.07 x 1.71)







- Overlooking The North Inch Just A Two Minute Walk From The River Tay
- Double Glazing
- City Centre Location
- One Generous Bedroom
- Bright & Spacious Lounge
- Very Sought After Views
- Electric Central Heating
- Modern Fitted Kitchen



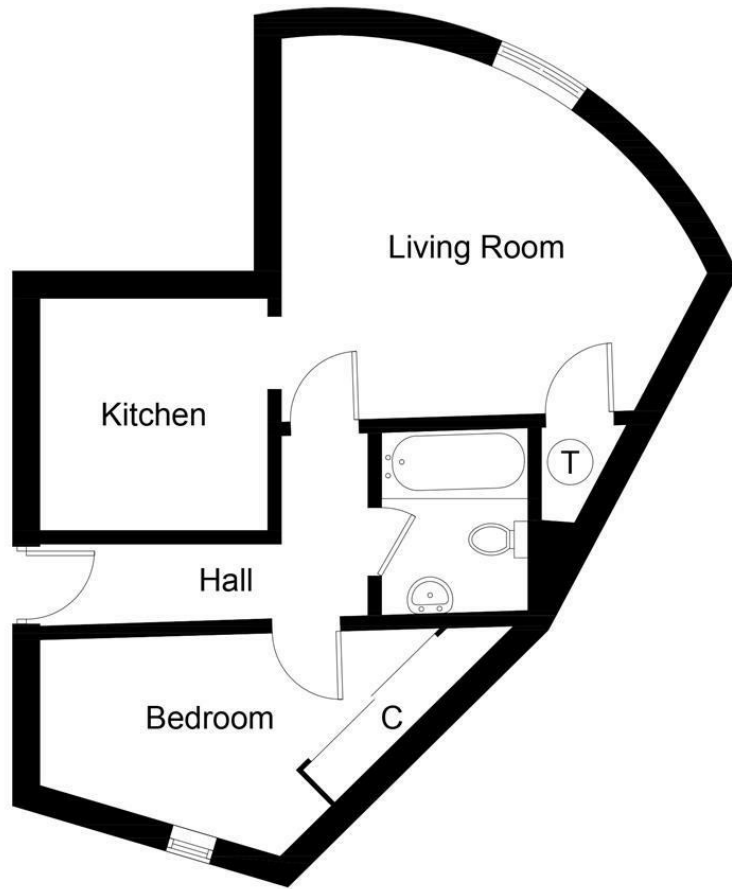
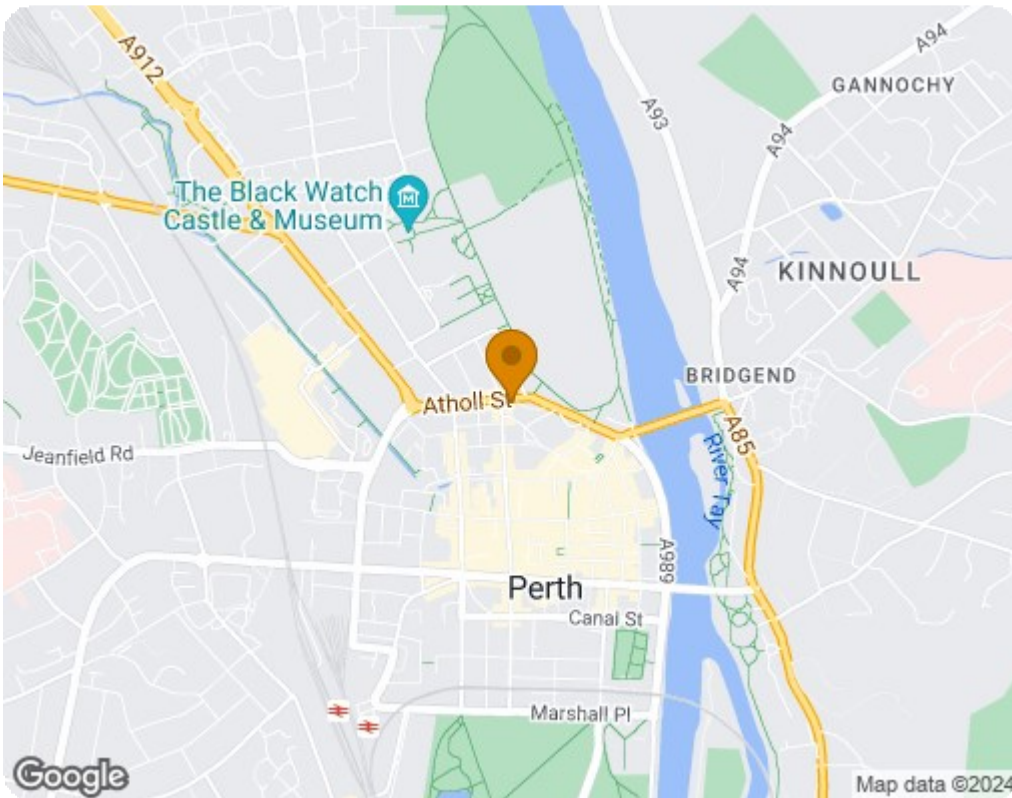


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1048422)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			77
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		53	
(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>			63
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		49	
(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	