

Simple Approach



**15 St Johnstone Building Charles Street, Perth
Perthshire PH2 8LB**

Offers over £57,000

Simple Approach are pleased to welcome this very well presented apartment on Charles Street to the residential sales market. Set within the heart of Perth City Centre, this lovely property is ideally placed to take advantage of the numerous amenities available in the city centre just seconds, away as well as both the train and bus station minutes away. The property comes to the market in great move in condition throughout, comprising of; an open plan kitchen / lounge, one generous bedroom and a fresh white bathroom with shower over bath facility. This property enjoys modern comforts such as gas central heating, double glazing and ample on street parking is available to the front and parking permits are available via PKC. This great property lends itself to a wide range of purchasers and is the ideal purchase for any first time buyer or investor looking for a well-located home in move-in condition throughout. Viewing is absolutely essential to appreciate the over all size and excellent location on offer here at Charles Street.

Lounge / Kitchen

17'3" x 12'10" (5.27 x 3.92)

Bedroom

12'10" x 9'11" (3.92 x 3.03)

Bathroom

8'7" x 6'10" (2.63 x 2.09)





- Generous One Bedroom Flat
- Double Glazed Windows
- Stylish Interior Throughout
- Open Plan Kitchen / Lounge
- Gas Central Heating
- Highly Sought After Location



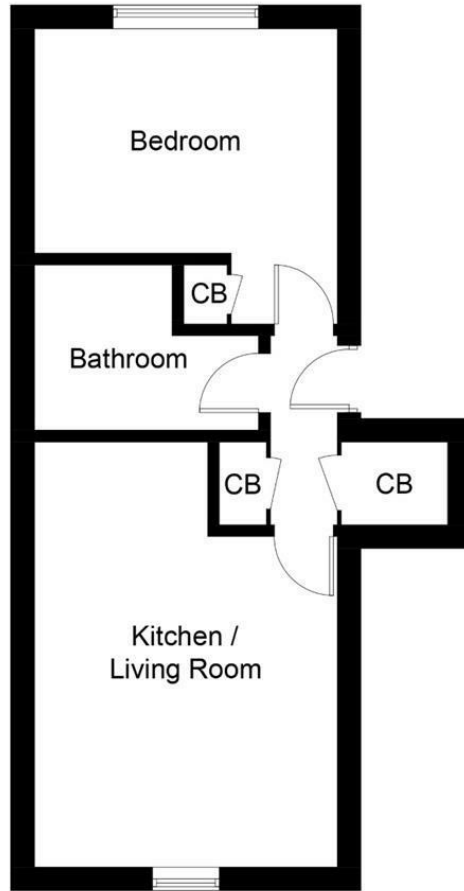


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1058466)



| Energy Efficiency Rating | | |
|--|---------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| | 62 | 68 |
| EU Directive 2002/91/EC | | |
| Environmental Impact (CO ₂) Rating | | |
| | Current | Potential |
| <i>Very environmentally friendly - lower CO2 emissions</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not environmentally friendly - higher CO2 emissions</i> | | |
| | 58 | 67 |
| EU Directive 2002/91/EC | | |