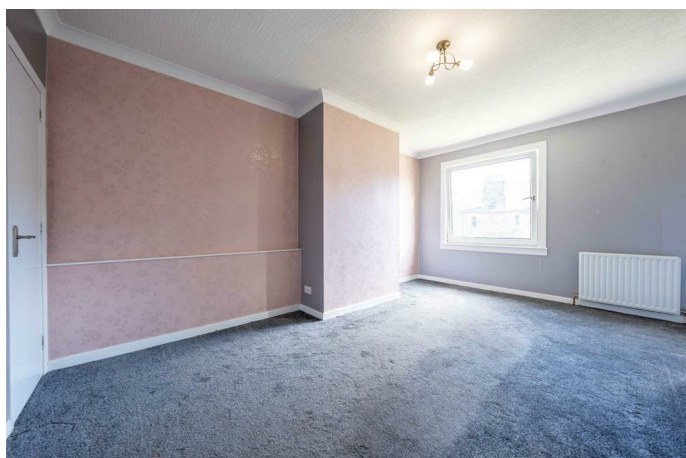


Simple Approach



**24B Gray Street, Perth  
PH2 0JJ**

**Offers over £124,950**

Welcome to Gray Street, Perth - a charming location that could be the perfect setting for your new home! This well-presented upper floor flat boasts two generous bedrooms, stylish fitted kitchen, a bathroom and a bright and spacious lounge, making this the ideal purchase for a small family, first time buyer or those looking for some extra space. The property features a private driveway, ensuring convenience and security for your vehicle along with a well maintained rear garden.

With gas central heating and double glazed windows throughout you can stay warm and cosy during the colder months, making this flat a comfortable retreat all year round. Situated in a sought-after location, you'll have easy access to all the local amenities and attractions that Perth has to offer.

Don't miss out on the opportunity to make this flat your own and enjoy the benefits of living in such a desirable area. Viewing is essential to appreciate the overall great location and fantastic property on offer here at Gray Street, Perth.

**Lounge**

16'4" x 14'1" (4.99 x 4.30)

**Kitchen**

8'10" x 9'9" (2.70 x 2.99)

**Bedroom One**

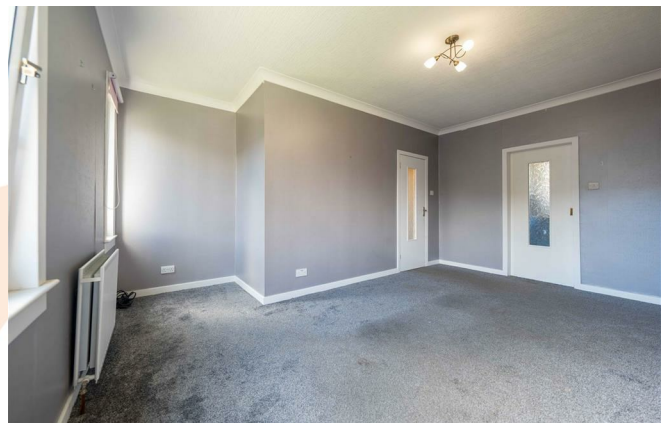
11'3" x 12'0" (3.43 x 3.66)

**Bedroom Two**

9'8" x 12'1" (2.95 x 3.7)

**Bathroom**

5'6" x 6'3" (1.70 x 1.91)





- Upper Floor Flat
- Bright & Spacious Lounge
- Highly Sought After Location
- Two Generous Bedrooms
- Gas Central Heating & Double Glazing
- Well Maintained Rear Garden
- Stylish Fitted Kitchen
- Private Dirveway

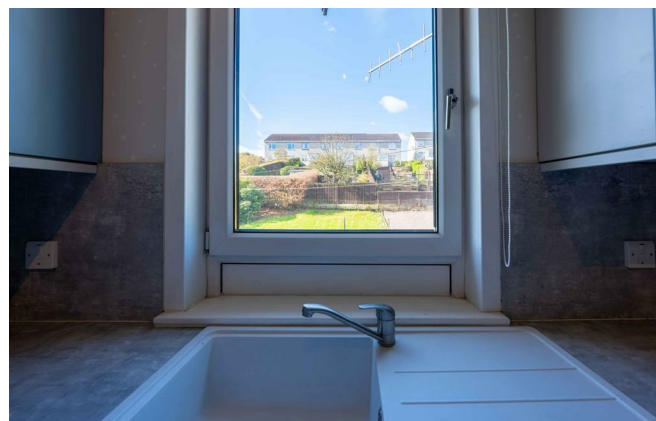
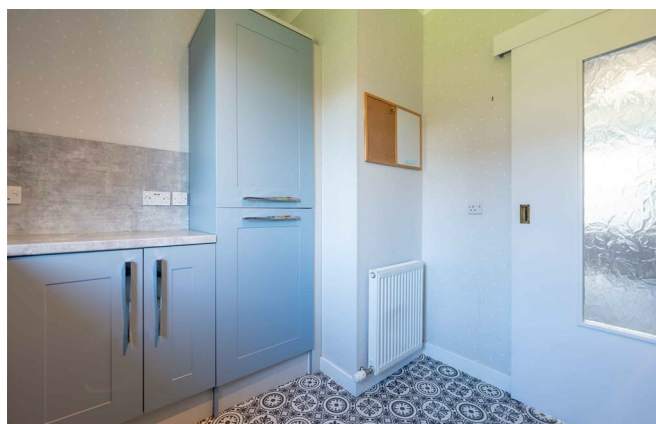
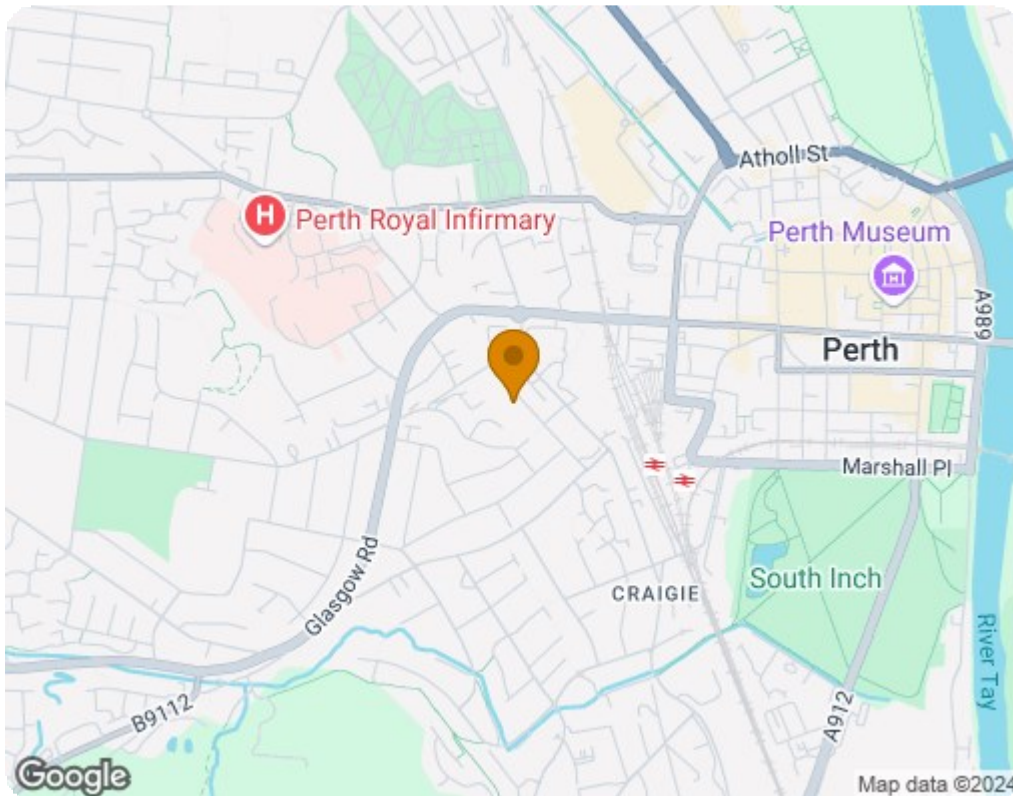




Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1073343)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	80	80
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
Scotland		
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>	82	82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
Scotland		