

Simple Approach



94E Scott Street, Perth
PH2 8JR

Offers over £99,950

Welcome to this charming flat located on the ever desirable Scott Street in the heart of Perth. Situated on the third floor, this property boasts a bright and spacious lounge, good sized kitchen, a bathroom with shower over bath facility and two generous bedrooms featuring fitted wardrobes, there is ample storage space for all your belongings. This property is ideally placed to take advantage of all the local amenities found in the City Centre just seconds away. Scott Street comes to the market in good move in condition throughout making this property the ideal purchase for any first time buyer, small family or investor seeking a well located property. Practical attributes include gas central heating, double glazed windows and ample on street parking available through parking permits from Perth and Kinross Council. Viewing is essential to appreciate the overall space and excellent City Centre location on offer here at Scott Street, Perth.

Lounge

11'8" x 14'11" (3.58 x 4.55)

Kitchen

10'4" x 8'11" (3.15 x 2.72)

Bedroom 1

10'8" x 11'5" (3.26 x 3.48)

Bedroom

8'10" x 12'0" (2.70 x 3.68)

Bathroom

6'7" x 5'10" (2.03 x 1.79)





- Third Floor Flat
- Good Sized Kitchen
- Double Glazed Windows
- Two Generous Bedrooms
- Ideal First Time Purchase Or Investment
- On Street Parking Available
- Bright Front Facing Lounge
- Gas Central Heating



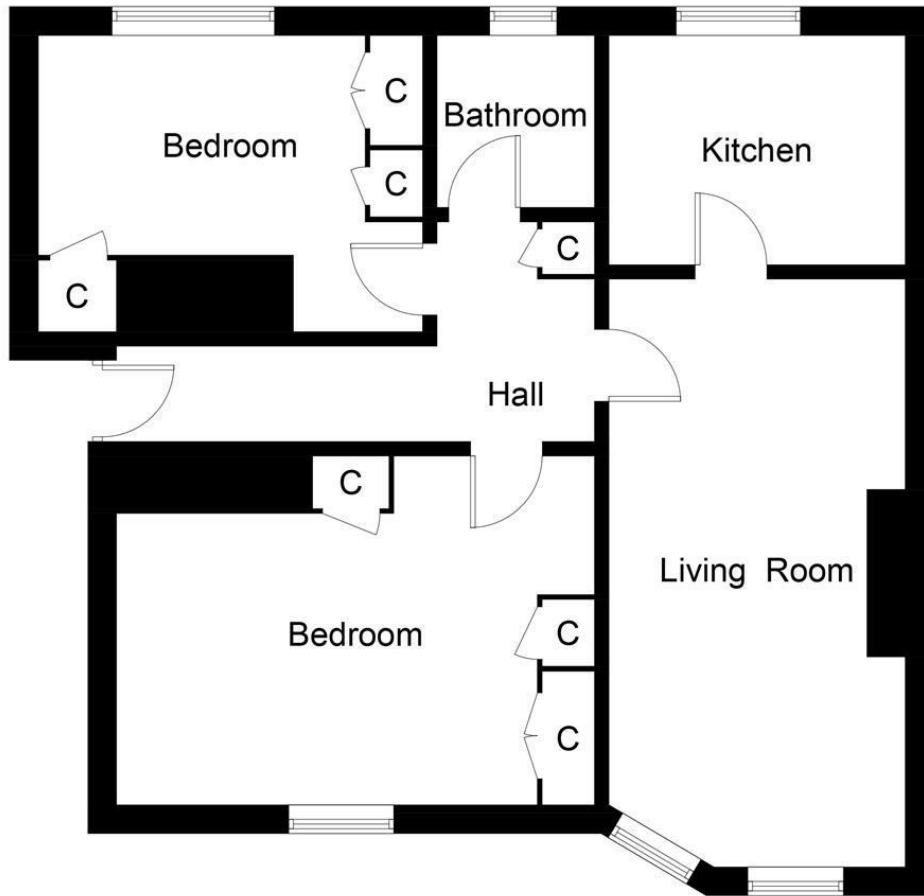
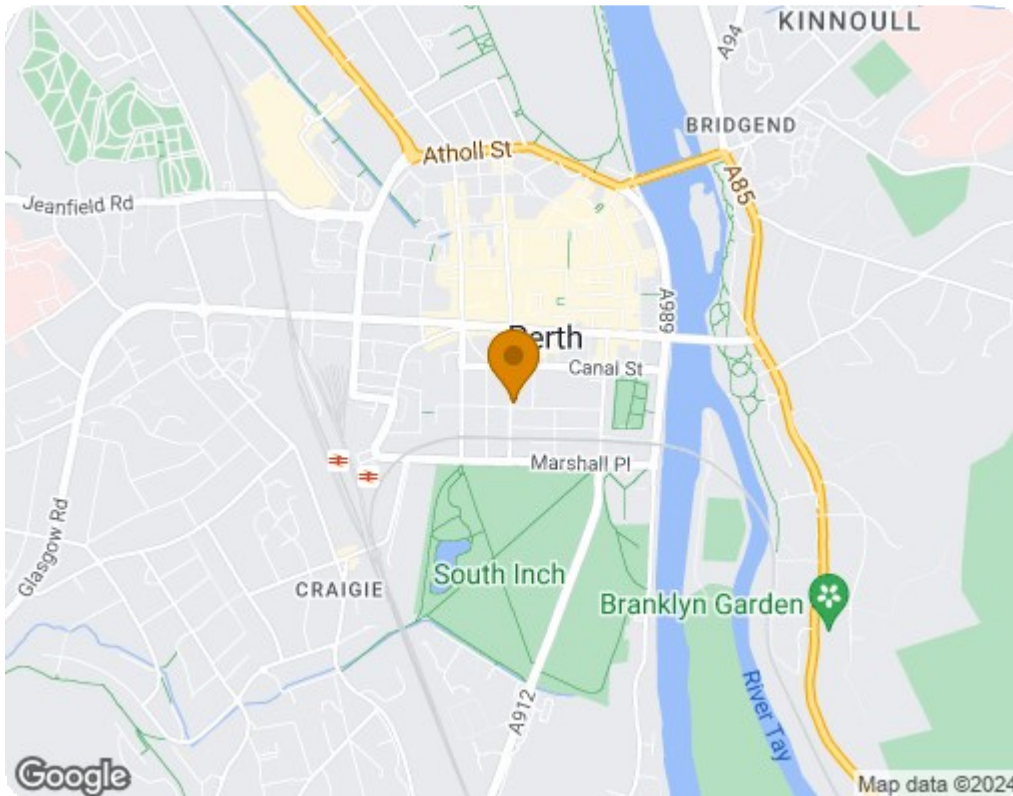


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1076756)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	80	83
(69-80) C		
(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	82	86
(69-80) C		
(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	