

Simple Approach



**22E. Abbot Street, Perth
PH2 0EE**

Offers over £119,950

Simple Approach are delighted to welcome this very well presented Maisonette flat on Abbot Street to the Perthshire residential market. Set within the heart of the ever desirable Craigie this lovely property could not be better situated to take advantage of all local amenities along with being just a short distance away from Perth City Centre. Abbot Street enjoys spacious accommodation throughout, comprising of; a bright and spacious lounge, a fitted kitchen, two generous bedrooms, paying extra attention to the very spacious master bedroom and a fresh white bathroom with shower over bath facility. This property further benefits from sought after features such as gas central heating, double glazing, lots of storage and ample on street parking available outside and in the surrounding area. Viewing is essential to appreciate the overall excellent location and spacious accommodation on offer here at Abbot Street.

Lounge

13'11" x 10'3" (4.26 x 3.14)

Kitchen

4'11" x 7'9" (1.52 x 2.38)

Downstairs Bedroom (Bedroom Two)

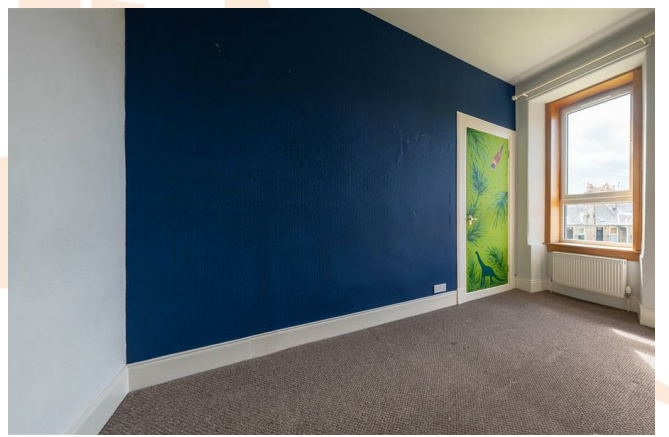
10'4" x 8'11" (3.17 x 2.74)

Bathroom

4'9" x 7'4" (1.45 x 2.26)

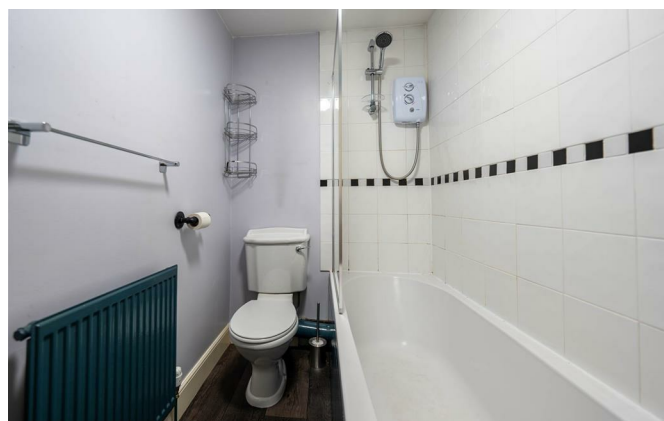
Master Bedroom

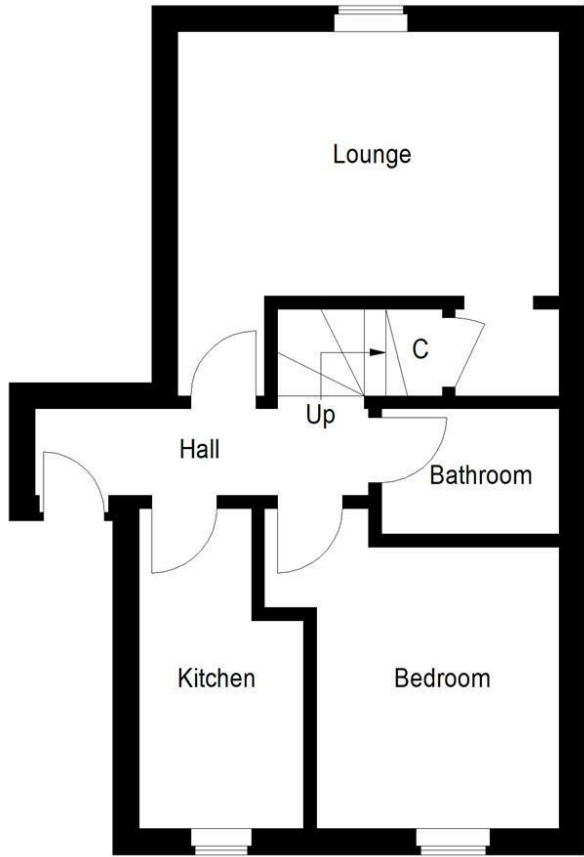
15'4" x 14'8" (4.69 x 4.49)



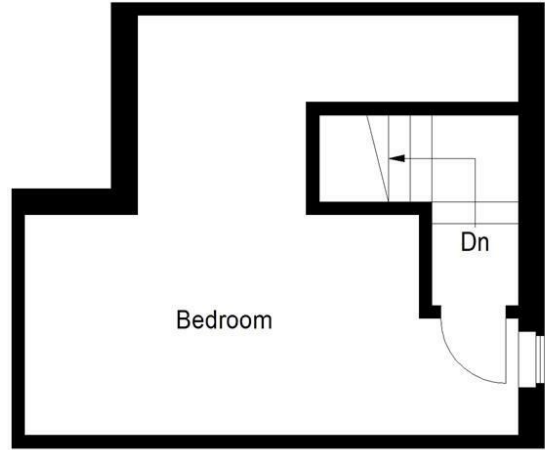


- Two Bedroom Maisonette Flat
- Close To All Local Amenities, Bus and Train Station
- Gas Central Heating And Double Glazing
- Large Master Bedroom With Dressing Space
- Ample Living Space Throughout
- Ample Storage Throughout
- Highly Sought After Craigie Location
- Shared Rear Garden



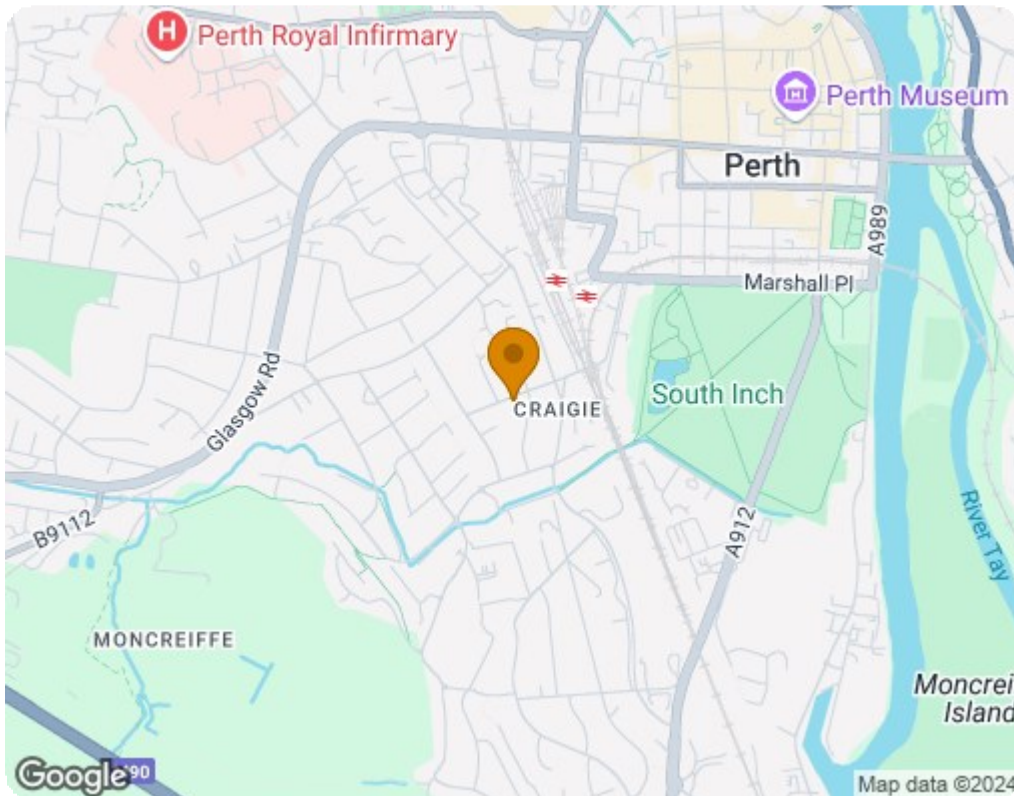


Second Floor



Upper Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2024 (ID1098566)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	77
(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			
(69-80) C		71	78
(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	