

Simple Approach



9D Cross Street, Perth
PH2 8JQ

Offers over £73,000

Simple Approach are delighted to welcome this sizeable flat on Cross Street to the Perthshire residential sales market. Set within a sought after location this property offers generous accommodation throughout, comprising of an entrance hallway, a bright and spacious lounge with a balcony feature, good sized kitchen, two generous bedrooms both of which enjoy fitted storage space and a bathroom. This property is in need of modernization throughout but holds ample potential and is the ideal purchase for any first time buyer or investor seeking a spacious and well located property within the heart of Perth. Cross Street is conveniently placed to take advantage of all the excellent local amenities found in the City Centre just a short walk away.

Lounge

16'6" x 10'9" (5.03 x 3.30)

Kitchen

8'7" x 7'2" (2.64 x 2.19)

Bedroom One

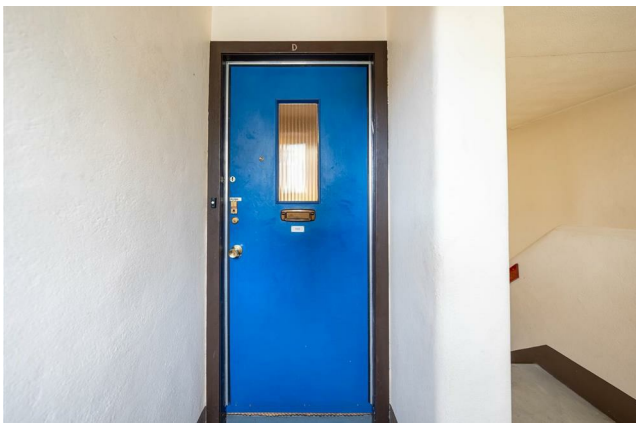
8'11" x 10'4" (2.74 x 3.15)

Bedroom Two

8'9" x 11'10" (2.69 x 3.63)

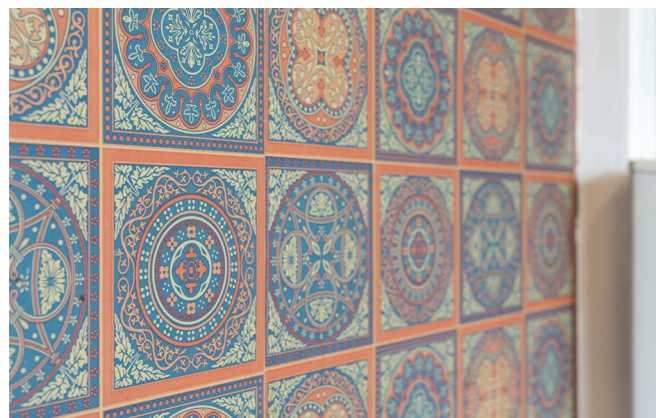
Bathroom

6'5" x 5'7" (1.96 x 1.72)





- City Centre Flat
- Balcony Feature
- Modernization Required
- Two Generous Bedrooms
- Good Sized Kitchen
- £30/£40 Per Year For Stair Lighting & Ground Maintenance
- Bright & Spacious Lounge
- Ideal For First Time Buyers & Investors



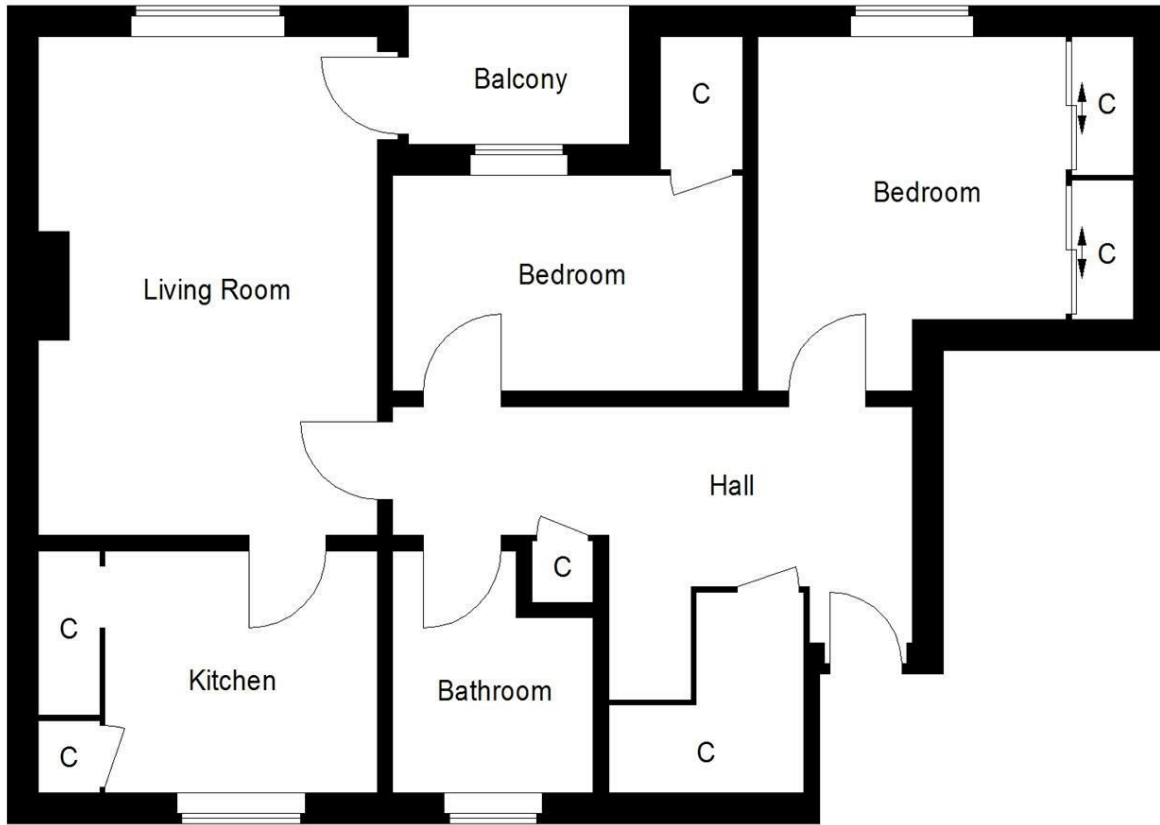
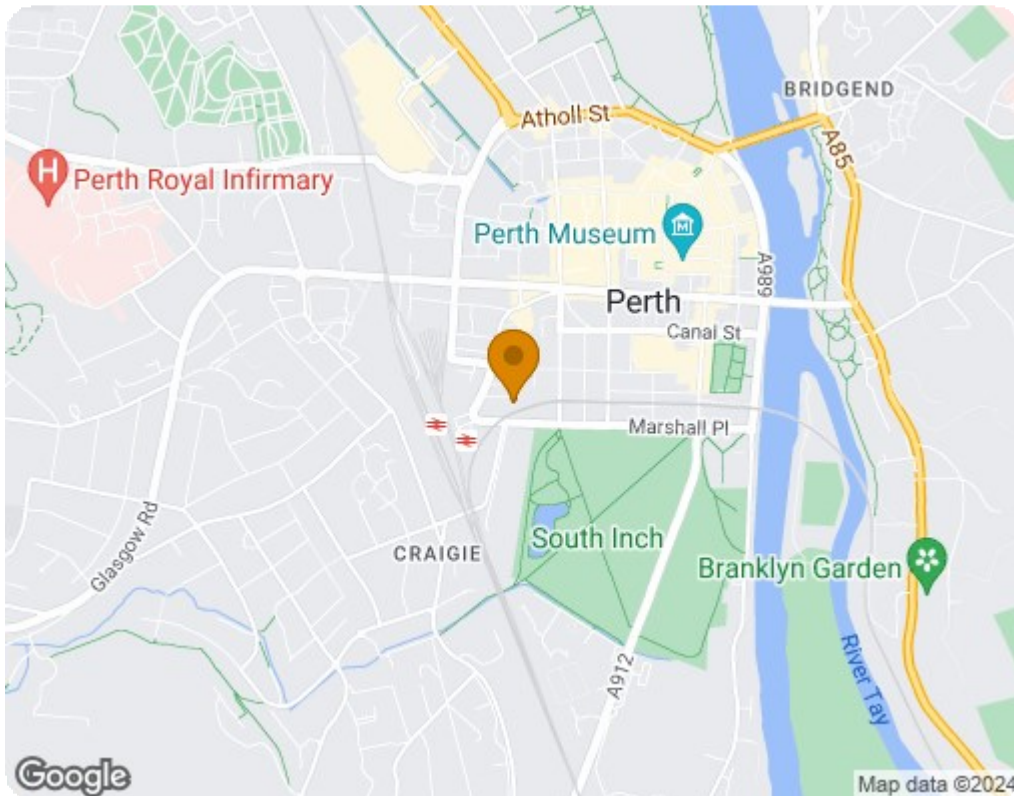


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1103170)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		56
(39-54) E		
(21-38) F	13	
(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		
(55-68) D		
(39-54) E		
(21-38) F	26	32
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC		