

Simple Approach



**Flat 8 3 Atholl Court, Perth
PH1 5HX**

Offers over £94,950

Simple Approach are pleased to welcome this very well presented flat on Atholl Court to the Perthshire residential sales market. Set within the heart of Perth City Centre, this lovely property could not be better situated to take advantage of all the excellent amenities Perth has to offer right on the door step. Atholl Court offer spacious accommodation throughout, comprising; an entrance hallway, bright and spacious lounge, stylish fitted kitchen, two generous bedrooms and a chic bathroom with shower over bath facility. This property comes to the market in excellent move in condition throughout and would be the ideal purchase for any first time buyers, couple or investor seeking a well located property. Viewing is essential to appreciate the overall excellent property on offer here at Atholl Court, Perth.

Lounge

14'2" x 11'10" (4.32 x 3.62)

Kitchen

11'6" x 7'7" (3.52 x 2.33)

Bedroom One

13'3" x 8'11" (4.05 x 2.72)

Bedroom Two

7'1" x 10'2" (2.16 x 3.12)

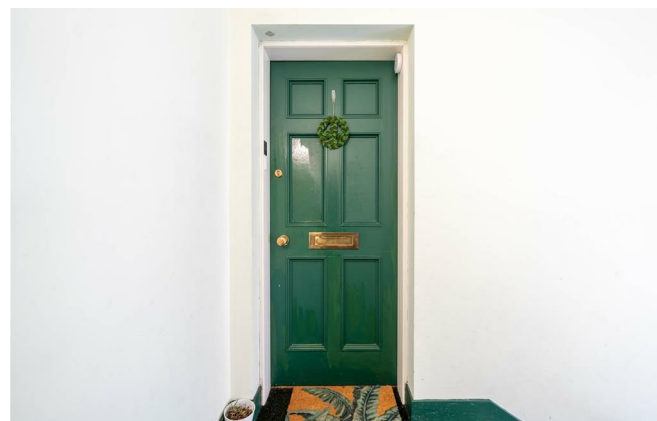
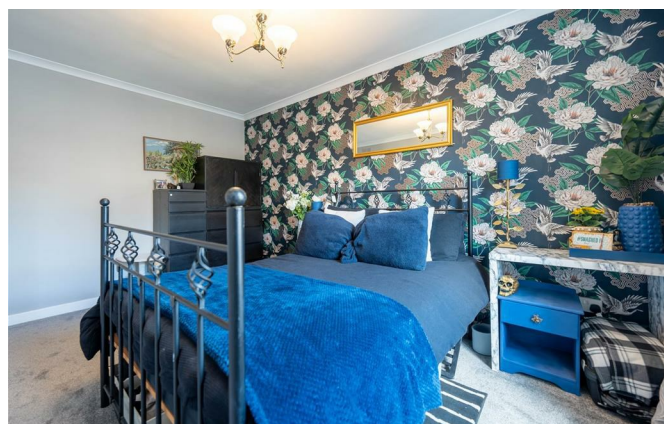
Bathroom

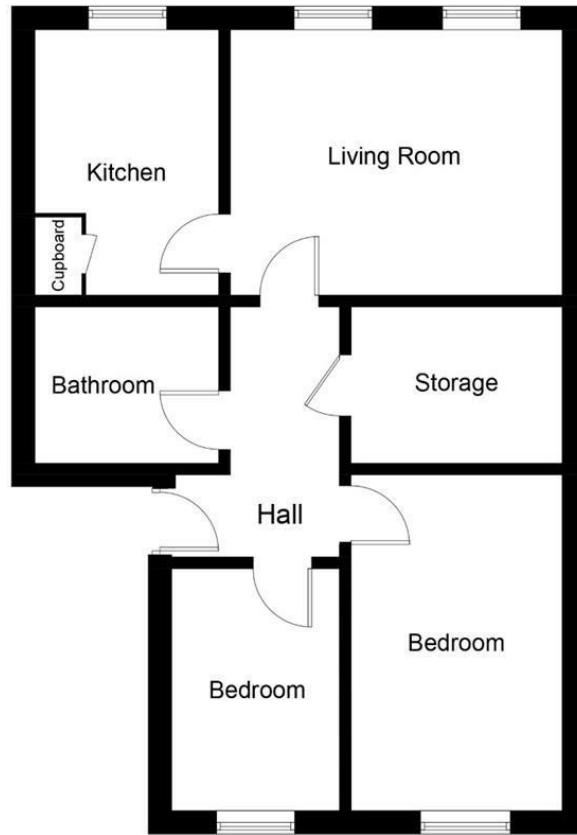
5'4" x 6'10" (1.64 x 2.10)





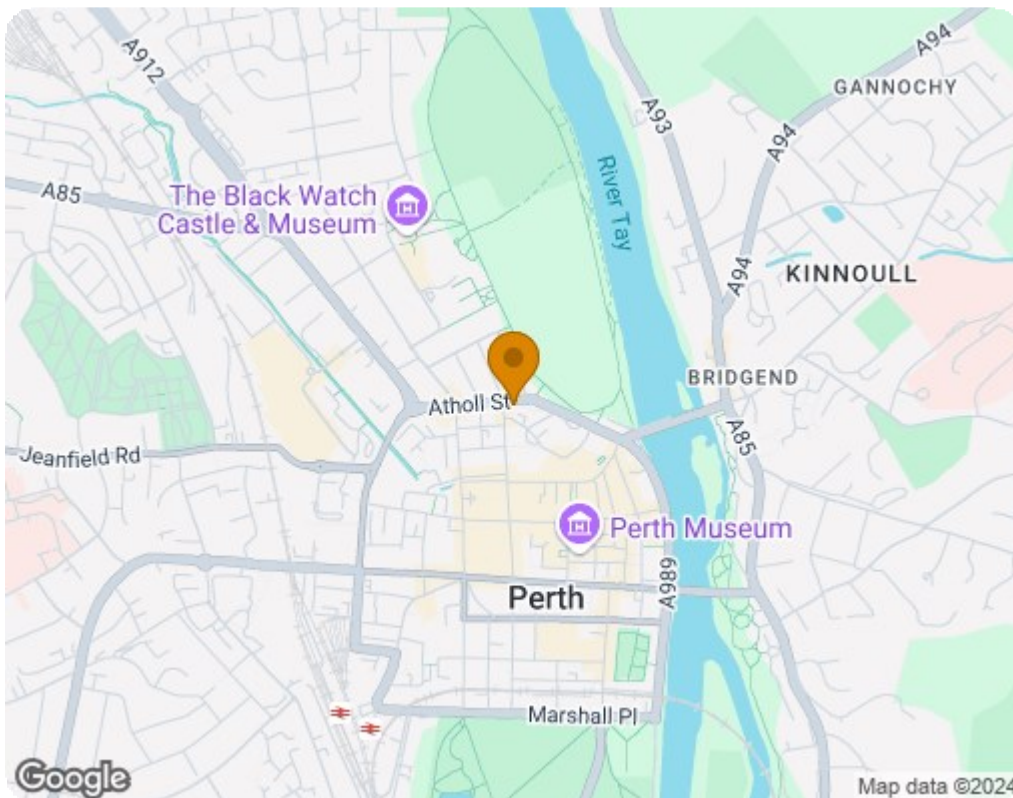
- Very Well Presented Top Floor Flat
- Excellent Move In Condition
- Electric Heating
- Two Generous Bedrooms
- Modern Fitted Kitchen
- City Centre Location
- Stylish Bathroom





Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1105097)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		48	54
(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			
(55-68) D		53	58
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	