

Simple Approach



**59, A3 Scott Street, Perth  
PH2 8JN**

**Offers over £67,000**

Simple Approach are excited to welcome this two bedroom attic flat in an ideal location just on the outskirts of the City Centre to the residential market. This well presented home is set on Scott Street and comprises a bright lounge, newly installed kitchen and bathroom and two double bedrooms. This property boasts modern elements such as large double glazed windows and electric heating. Scott Street could not be better located due to its locality to all amenities found on the High Street such as restaurants, shops and supermarkets as well as being within close proximity of both Perth Train and Bus Stations, ideal for the commuter looking for quick links into Dundee, Edinburgh & Glasgow. Ample on-street parking is available with parking permits throughout the City Centre at an affordable annual rate, which can be arranged via Perth and Kinross Council.

**Lounge**

11'8" x 14'4" (3.57 x 4.37)

**Kitchen**

10'9" x 5'9" (3.30 x 1.76)

**Bedroom One**

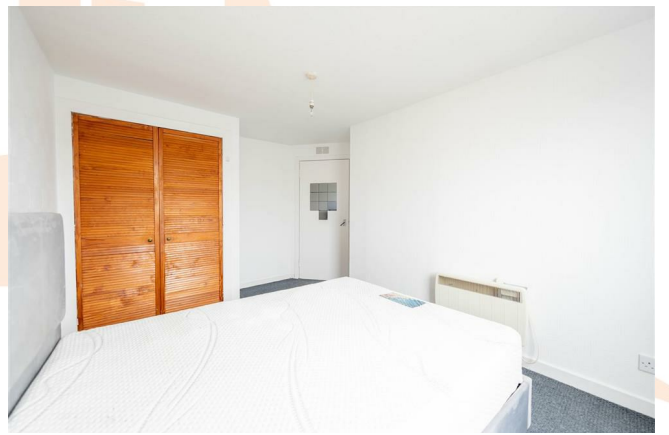
8'11" x 11'7" (2.74 x 3.55)

**Bedroom Two**

6'10" x 9'1" (2.09 x 2.77)

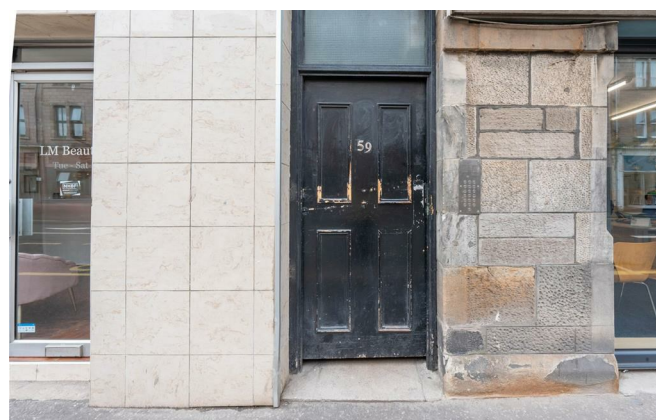
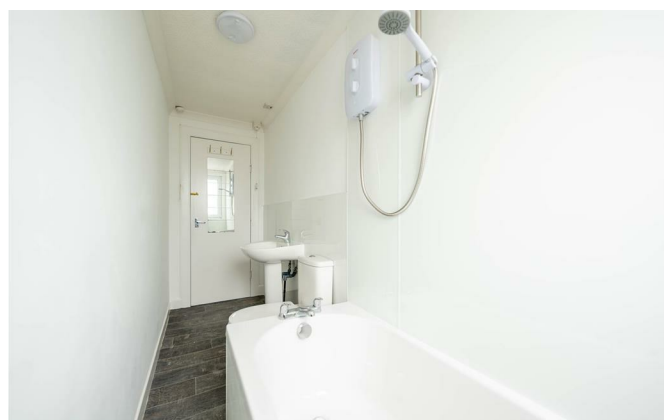
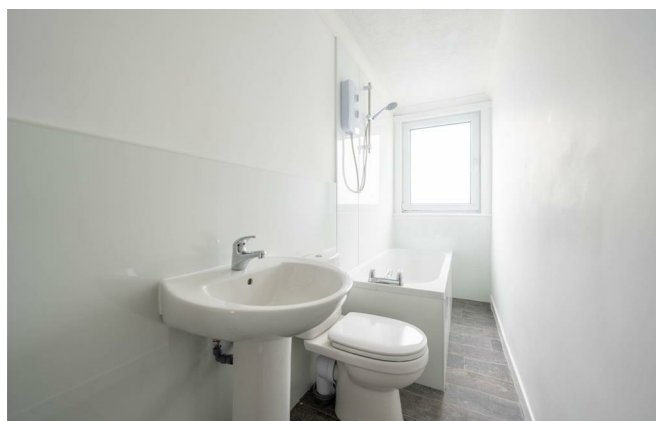
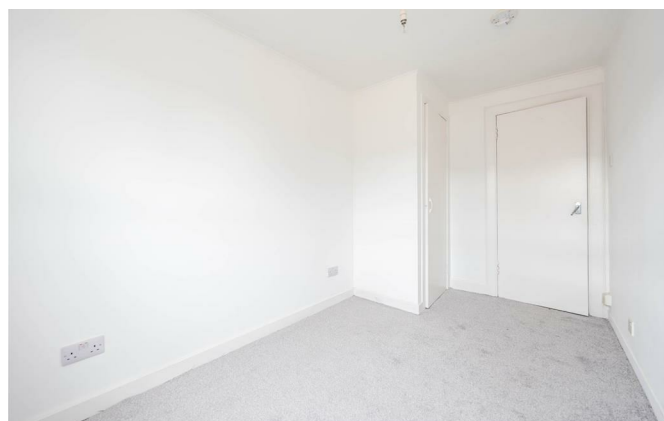
**Bathroom**

3'5" x 11'8" (1.06 x 3.56)





- Two Bedroom Flat
- Set On The Outskirts Of The City Centre
- Electric Heating And Double Glazed Windows
- Newly Installed Bathroom And Kitchen
- Close To All Local Amenities



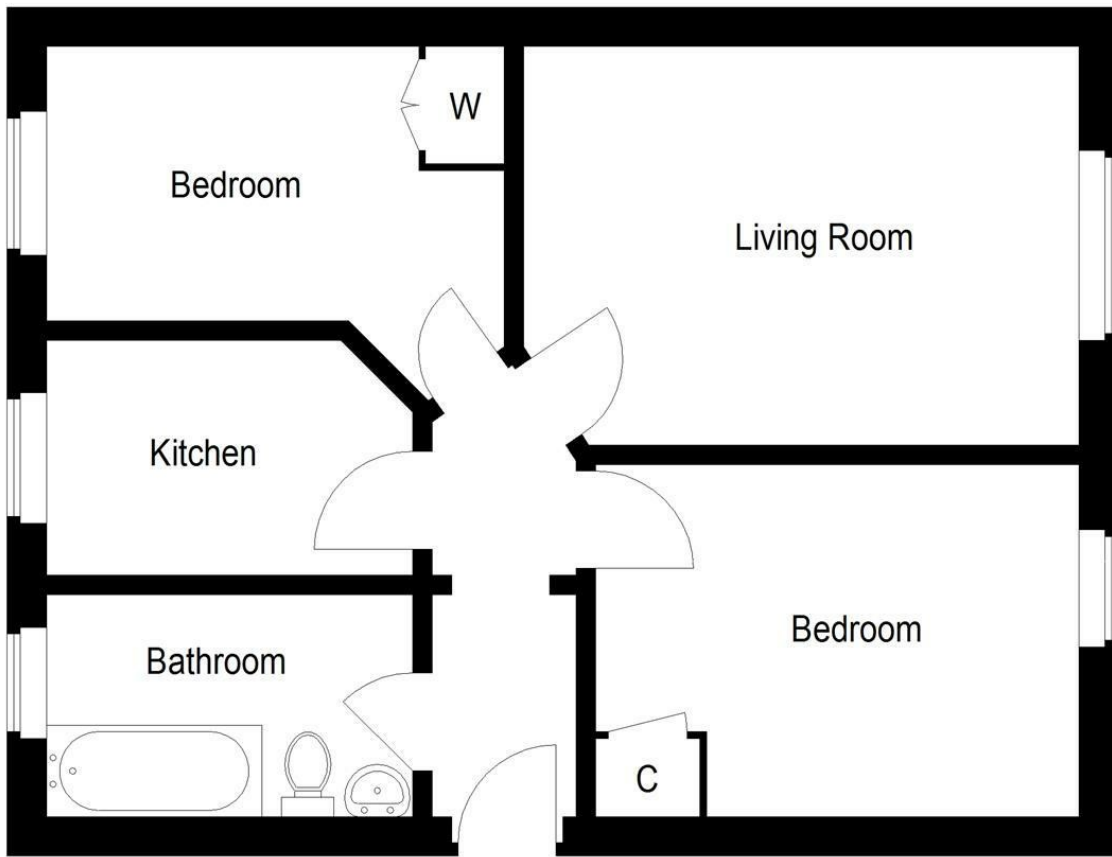
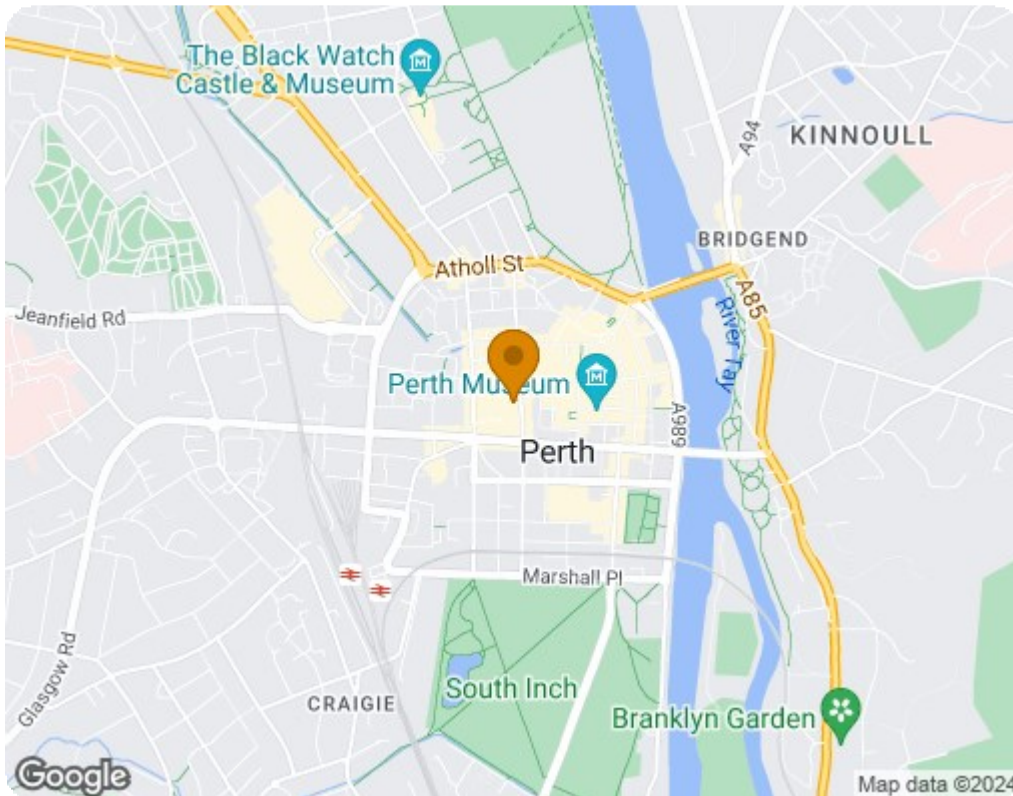


Illustration for identification purposes only, measurements are approximate, not to scale.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Scotland</b>		EU Directive 2002/91/EC
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>		
(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		
<b>Scotland</b>		EU Directive 2002/91/EC