

Simple Approach



Estate Agents



194F High Street, Perth  
PH1 5PA

Offers over £179,950

Simple Approach are delighted to offer this very attractive and unique three bedroom City Centre, maisonette flat to the Perthshire residential sales market. This lovely property comes to the market in excellent move in condition throughout and offers spacious accommodation set across two floors. Comprising a bright and spacious lounge, a stylish open plan kitchen / dining area, three generous bedrooms, a WC with feature sauna and a further shower room.

This property could not be better situated to take advantage of all amenities found just seconds away and is the perfect purchase for any buyer looking for a great home in a city centre location. Permits for parking are available from the council for the many public car-parks found within the City Centre. Viewing is essential to appreciate the overall space and the great location on offer here at High Street, Perth.

**Lounge**

12'5" x 13'10" (3.81 x 4.23)

**Kitchen**

12'9" x 10'11" (3.91 x 3.34)

**Dinning Room**

10'7" x 13'5" (3.25 x 4.11)

**Master Bedroom**

11'0" x 15'8" (3.36 x 4.78)

**Bedroom Two**

11'7" x 11'1" (3.54 x 3.40)

**Upstairs Shower Room**

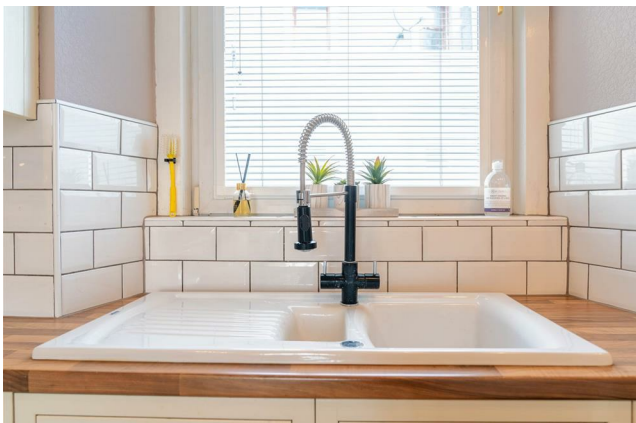
7'3" x 7'9" (2.22 x 2.37)

**Bedroom Three**

12'5" x 6'9" (3.79 x 2.08)

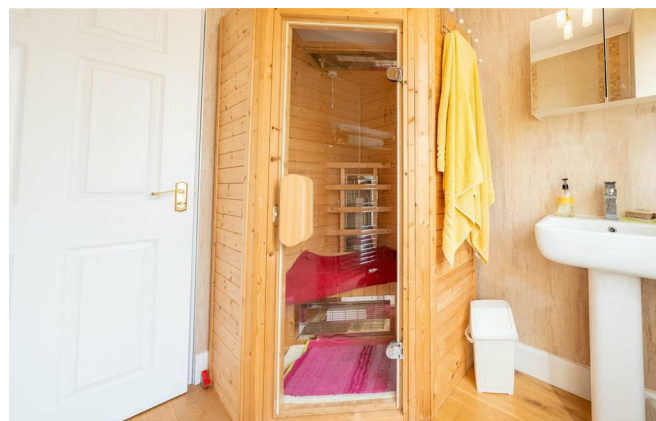
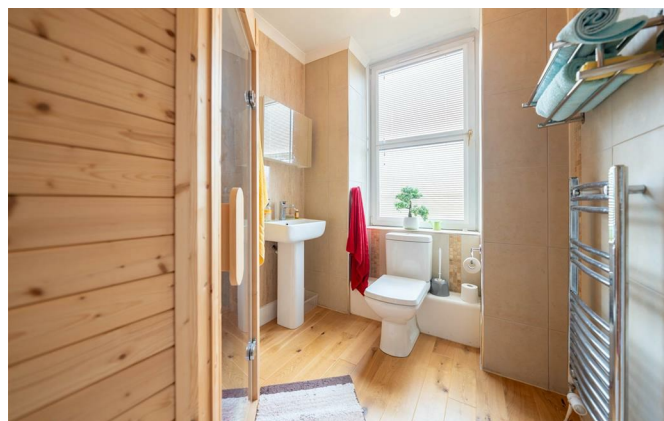
**Downstairs Bathroom**

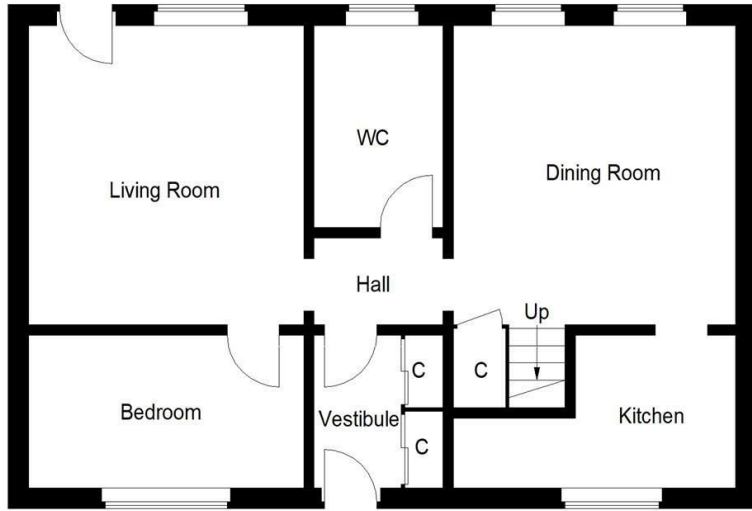
6'5" x 7'3" (1.96 x 2.22)



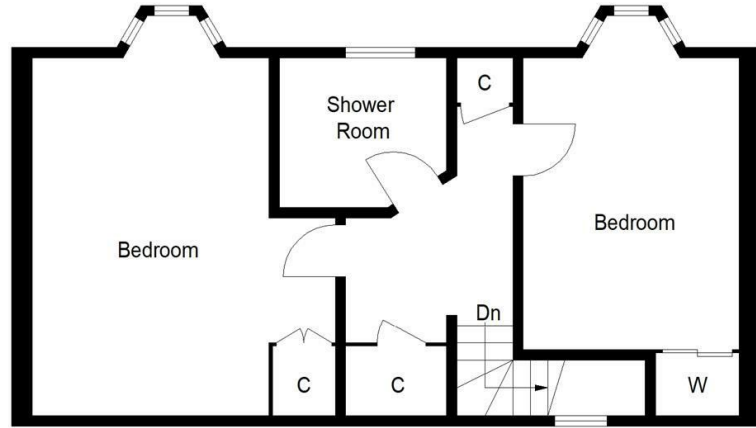


- Maisonette Flat
- City Centre Location
- Three Generous Bedrooms
- Stylish Open Plan Kitchen / Dining Area
- WC With Sauna Feature
- Gas Central Heating & Double Glazing





Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1103861)



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