

Simple Approach



**12G North Methven Street, Perth**

**PH1 5PN**

**Offers over £76,000**

Simple Approach are pleased to welcome this spacious flat on North Methven Street to the residential sales market. Set within the heart of the city centre, this lovely property comes to the market in good condition throughout and would be the ideal purchase for any first time buyer or investor. The property comprises a welcoming entrance hallway, bright and spacious lounge, sizeable kitchen, two generous bedrooms and a bathroom. Set within the city centre, North Methven Street is the ideal location to take advantage of all the excellent local amenities found right on the doorstep. Viewing is essential to appreciate the overall space and excellent location on offer here at North Methven Street, Perth.

**Lounge**

13'8" x 11'11" (4.18 x 3.65)

**Kitchen**

10'5" x 11'9" (3.20 x 3.60)

**Bedroom One**

12'1" x 9'0" (3.70 x 2.76)

**Bedroom Two**

10'4" x 8'7" (3.15 x 2.64)

**Bathroom**

5'6" x 7'9" (1.68 x 2.38)

**Shower Room**

3'11" x 3'1" (1.21 x 0.96)





- City Centre Flat
- Sizeable Kitchen
- Two Generous Bedrooms
- Gas Central Heating & Double Glazing
- Bright & Spacious Lounge
- Excellent Location



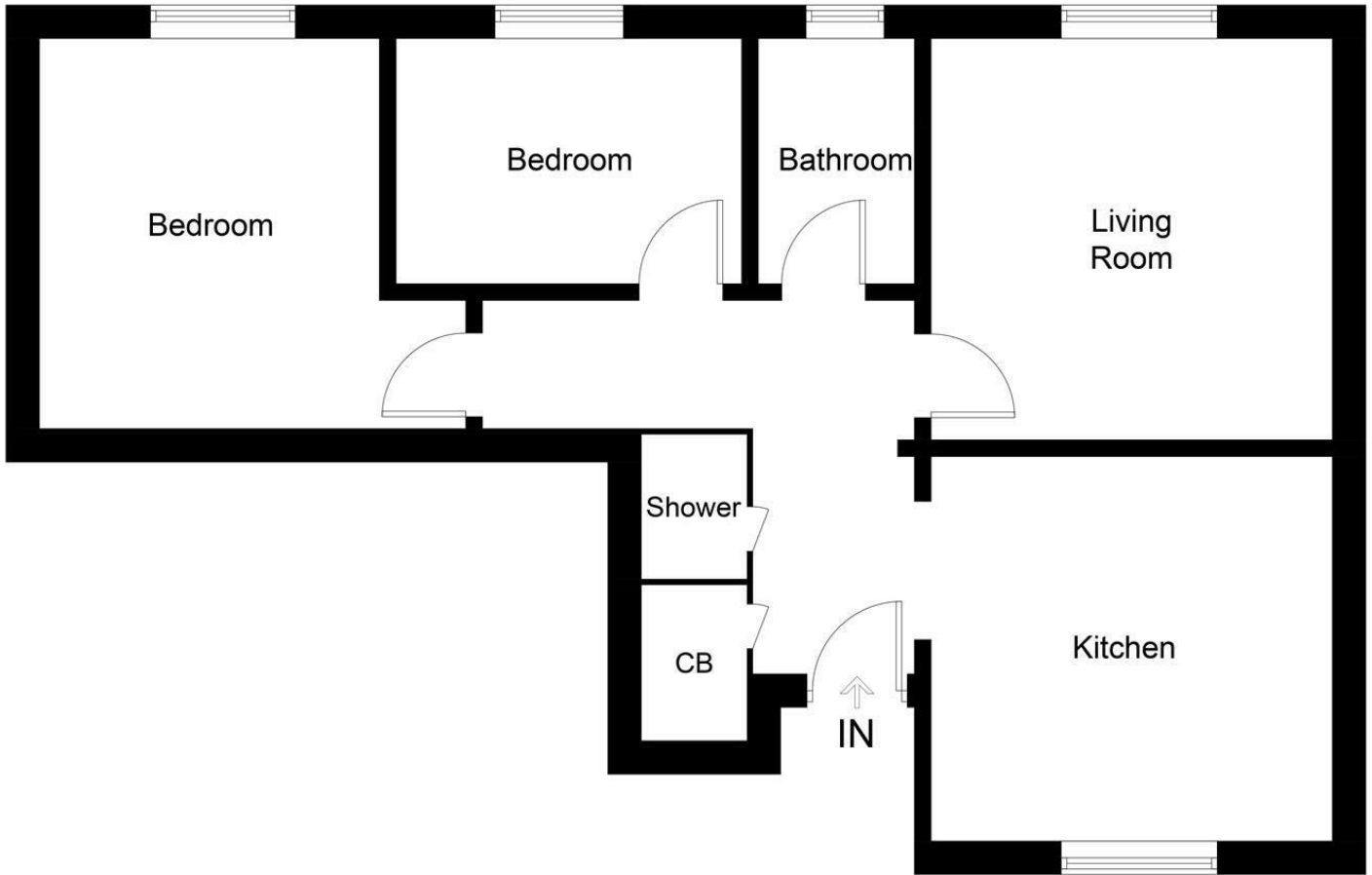
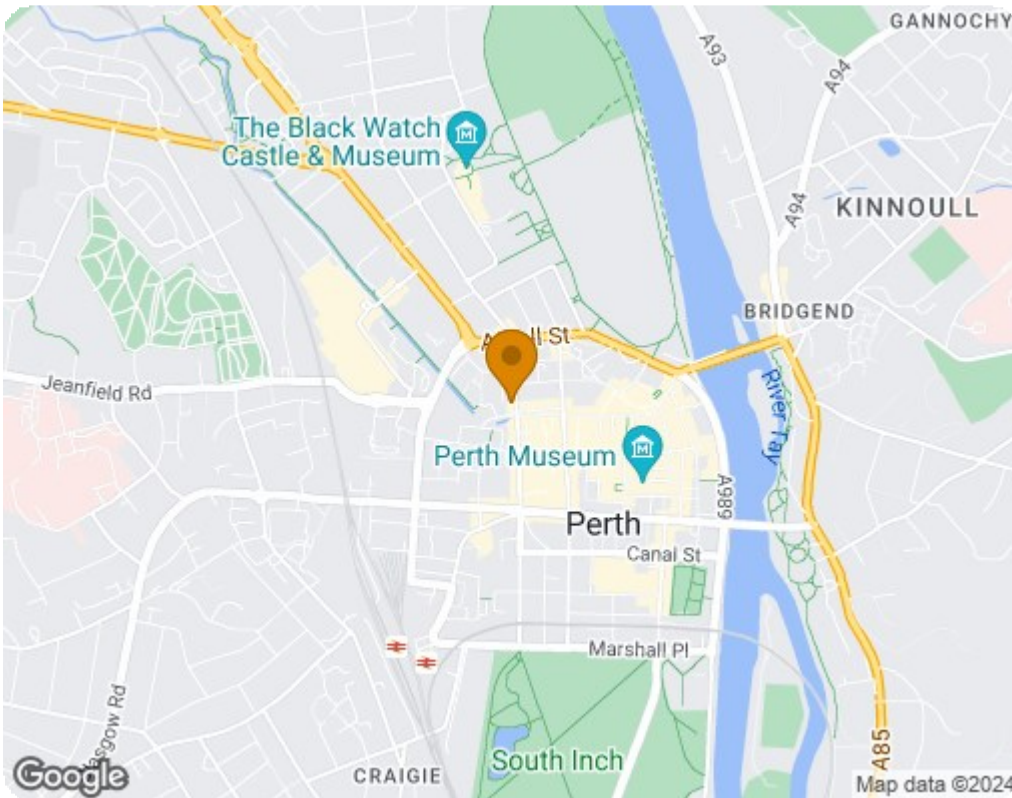


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1102464)



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	