

Simple Approach



12G North Methven Street, Perth

PH1 5PN

Offers over £62,950

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



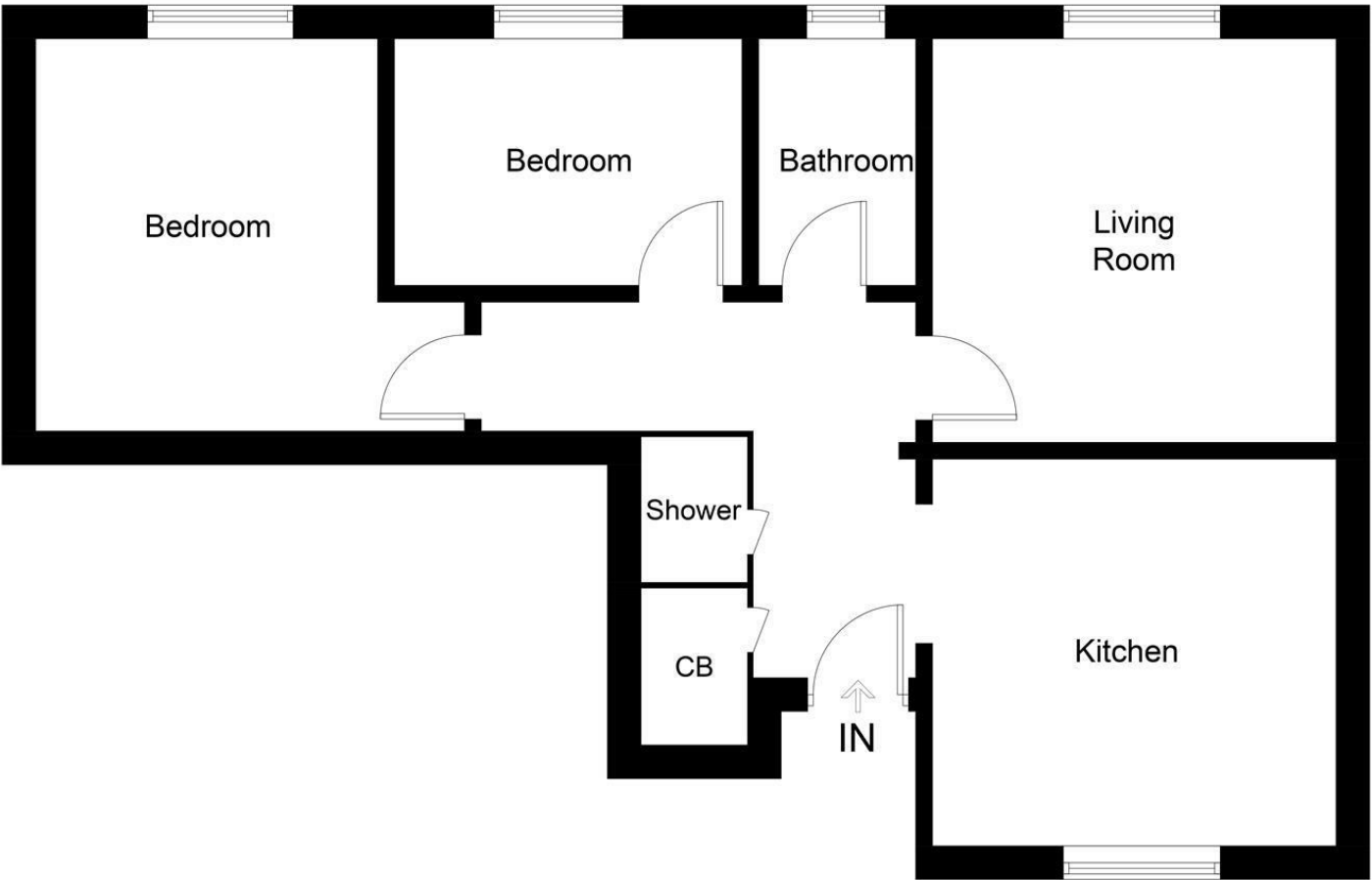
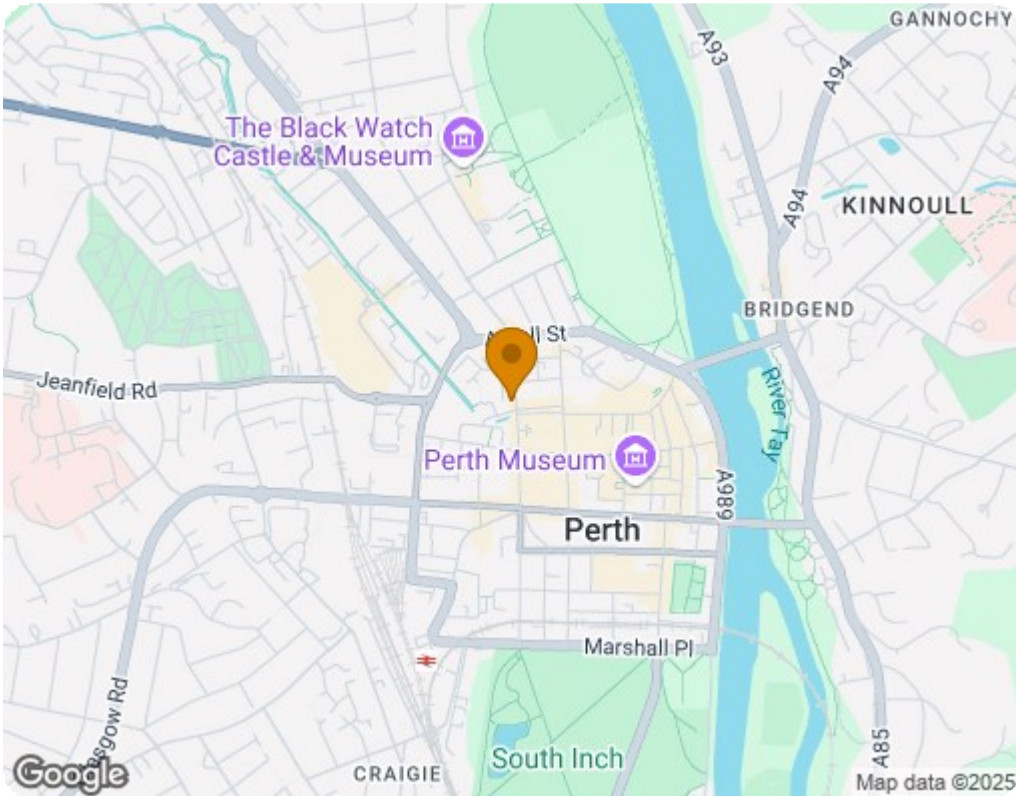


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1102464)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(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		
(39-54) E		
(21-38) F		
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Scotland		EU Directive 2002/91/EC