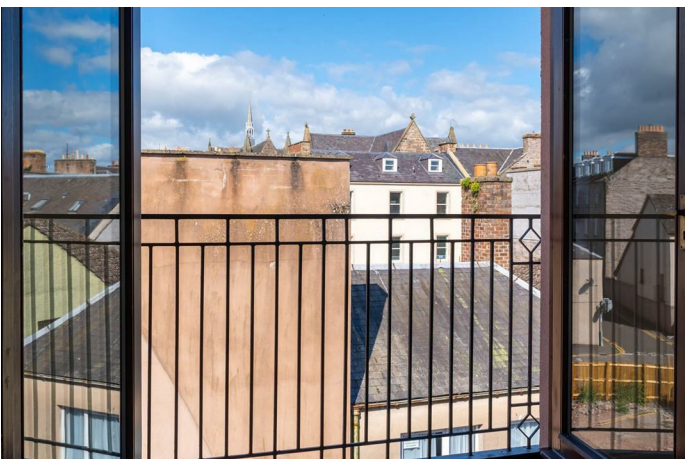


Simple Approach



14 The Cooperage Kinnoull Street, Perth

PH1 5EQ

Offers over £141,000

Simple Approach are pleased to welcome this well presented flat on Kinnoull Street to the Perthshire residential sales market. Set within the heart of Perth City Centre, this lovely property benefits from all local amenities found right on the door step. Comprising; a welcoming entrance, a bright and spacious lounge, sizeable kitchen with ample space for dining, two generous bedrooms with a master en-suite and a bathroom. Practical attributes include full double glazing, electric heating, private parking space, ample storage throughout and a secure entry system. This property lends itself to a wide range of viewers including first time buyers, investors or small families. Viewing is essential to appreciate the overall space and excellent property on offer here at The Cooperage, Kinnoull Street.

**Lounge**

11'2" x 16'9" (3.41 x 5.12)

**Kitchen**

21'5" x 8'11" (6.53 x 2.73)

**Master Bedroom**

20'1" x 7'10" (6.14 x 2.39)

**En suite**

3'10" x 6'2" (1.18 x 1.89)

**Bedroom 2**

6'11" x 16'7" (2.12 x 5.08)

**Bathroom**

7'2" x 6'0" (2.20 x 1.84)

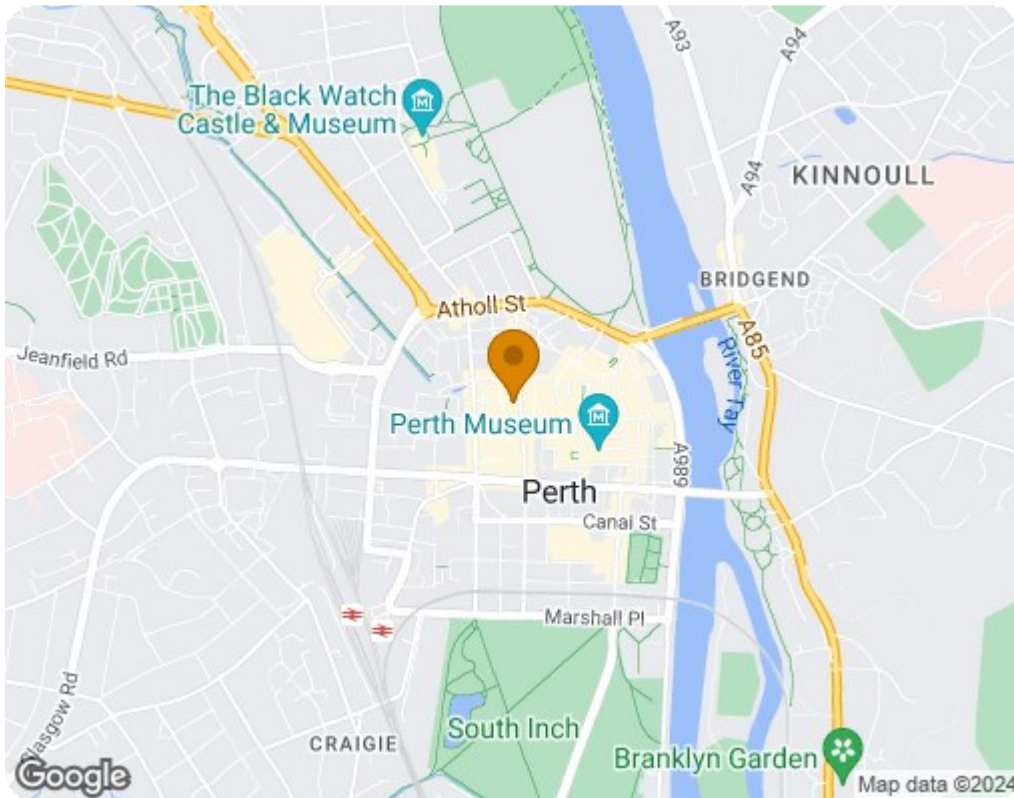






- City Centre Flat
- Sizeable Kitchen
- Ample Storage Throughout
- Two Generous Bedrooms, Master En-Suite
- Electric Heating & Full Double Glazing
- Bright & Spacious Lounge
- Private Parking Space





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>	70	78
(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>	60	64
(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	