

Simple Approach



Estate Agents



1 Atholl Place, Perth

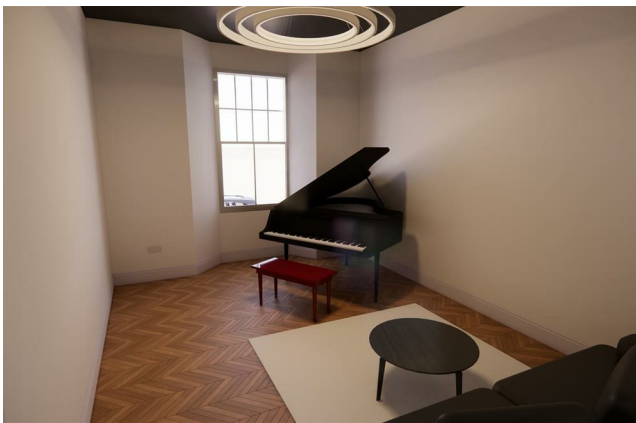
PH1 5LU

Offers over £539,950

Simple Approach are delighted to welcome this fantastic new development on Atholl Place to the residential sales market. Atholl Place is a traditional very Large Maisonette Apartment that is being newly refurbished into a sizeable family home. Spanning over three generous floors this beautiful property offer spacious accommodation throughout and would be the ideal purchase for any growing family or mature couple seeking a well located property with as much living space as possible.

Atholl Place comprises of; a bright and spacious lounge, a sizable fitted kitchen and open plan dining room, a music room, library / study, five generous bedrooms two of which have ensuite and two additional bathrooms completes the interior of this fantastic home. Externally the property further enjoys a a private rear patio along with two private parking spaces on Atholl Place itself.

Viewing is absolutely essential to appreciate the over all size and excellent property on offer with special note to the highly sought after, central location and picturesque views over the North Inch. For more information or to arrange a viewing please contact Simple Approach.





- Being Refurbished Throughout, If You Purchase Early Enough You Can Chose Certain Materials
- Five Generous Bedrooms
- Private Rear Patio
- Traditional Maisonette Town Apartment In A Very Sought After Location
- Ample Living Space Throughout
- Will Be Pristine Move In Condition
- City Centre Location With Views Of The North Inch & Just A One Minute Walk To The River Tay
- Two Private Parking Spaces
- Basement Property Available To Buy Via Seperate Negotiation




1 ATHOLL PLACE PERTH GROUND FLOOR



PLAN OF GROUND FLOOR



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland		EU Directive 2002/91/EC 
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
Scotland		EU Directive 2002/91/EC 