

Simple Approach



**3C Main Street, Perth
PH2 7HD**

Offers over £99,950

Simple Approach are pleased to welcome this well presented, second floor flat on Main Street, Perth to the residential sales market. Set within a desirable area, this lovely property could not be better situated to take advantage of all local amenities along with being just a short distance away from Perth City Centre. The accommodation is generous, comprising of; a welcoming entrance hallway, an impressive front facing lounge, sizable kitchen, a dining area, three generous bedrooms with a master ensuite and shower room. Main Street offers ample living space throughout and would be the ideal purchase for any first time buyer, family or investor seeking a well located property in great move in condition throughout. Practical attributes include gas central heating and double glazing throughout. Viewing is essential to appreciate the great location and space on offer.

Entrance Hallway

20'8" x 4'3" (6.3 x 1.32)

Lounge

16'10" x 16'7" (5.14 x 5.07)

Kitchen

10'0" x 9'8" (3.06 x 2.96)

Dining Area

8'10" x 5'11" (2.7 x 1.81)

Master Bedroom

16'7" x 15'2" (5.07 x 4.63)

En-Suite

10'5" x 5'7" (3.2 x 1.72)

Bedroom 2

15'11" x 17'5" (4.87 x 5.33)

Bedroom 3

8'0" x 10'5" (2.45 x 3.19)

Main Bathroom

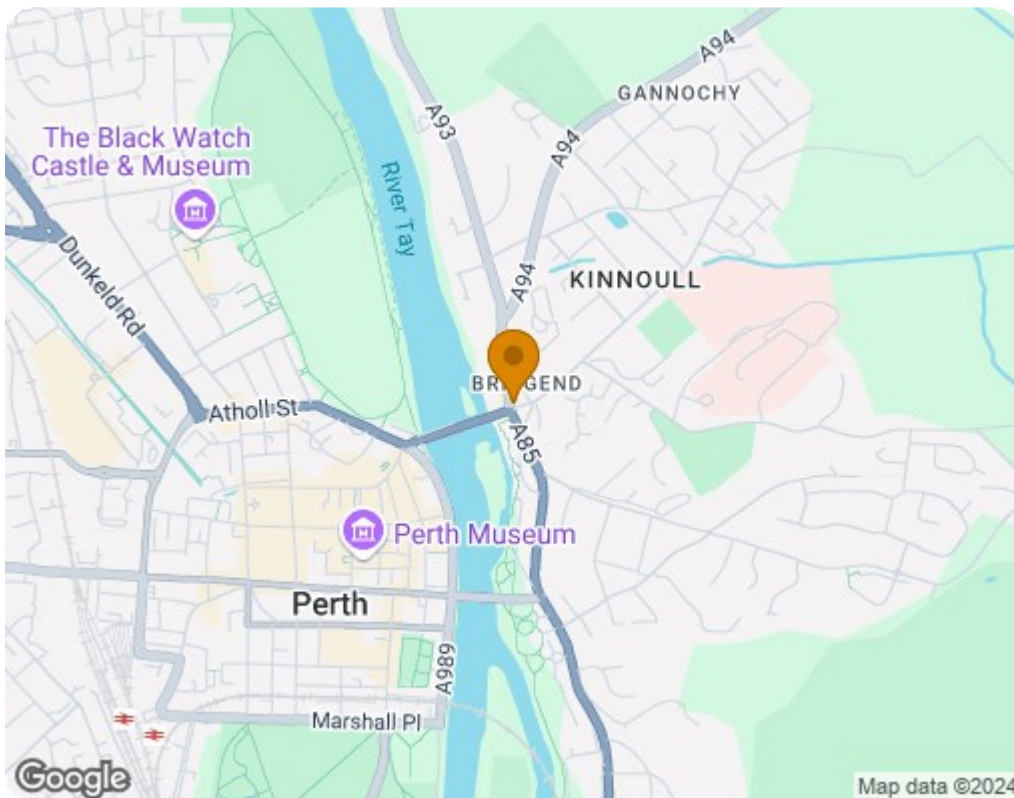
4'7" x 6'1" (1.4 x 1.86)





- Sizable Second Floor Flat
- Bright & Very Spacious Lounge
- Gas Central Heating
- Three Generous Bedrooms
- Large Fitted Kitchen
- Double Glazing Throughout
- Master Ensuite
- Highly Sought After Location





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	73	
(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		86
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland		EU Directive 2002/91/EC