

Simple Approach



6d Abbot Street, Perth
PH2 0EB

Offers over £74,950

Simple Approach are pleased to welcome this well presented, first floor flat on Abbot Street to the residential sales market. Set within the ever desirable area of Craigie, this lovely property comes to the market in great move in condition throughout and benefits from being close to all local amenities along with being just a short distance away from Perth City Centre. Abbot Street comprises; an entrance hallway, a bright and spacious lounge, one bedroom, a good sized kitchen and bathroom with shower over bath facility. Practical attributes include full double glazing and gas central heating. This property lends itself to a wide range of buyers and would be the ideal purchase for any first time buyer or investor seeking a very well located property in good move in condition throughout.

Lounge

12'1" x 14'2" (3.69 x 4.32)

Kitchen

8'9" x 11'11" (2.68 x 3.65)

Bedroom

7'7" x 9'10" (2.32 x 3.02)

Bathroom

5'0" x 7'9" (1.54 x 2.38)





- First Floor Flat
- Good Sized Kitchen

- One Bedroom
- Highly Sought After Location

- Bright & Spacious Lounge
- Gas Central Heating & Full Double Glazing



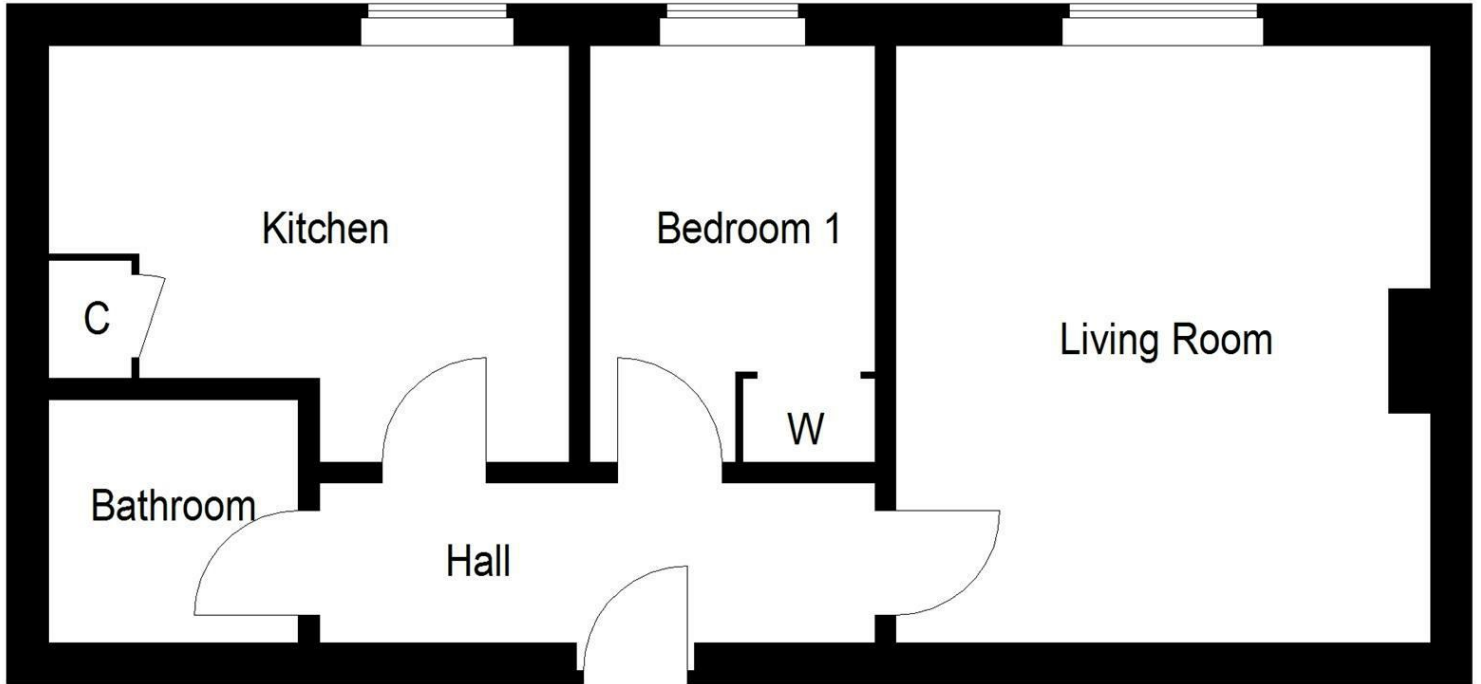
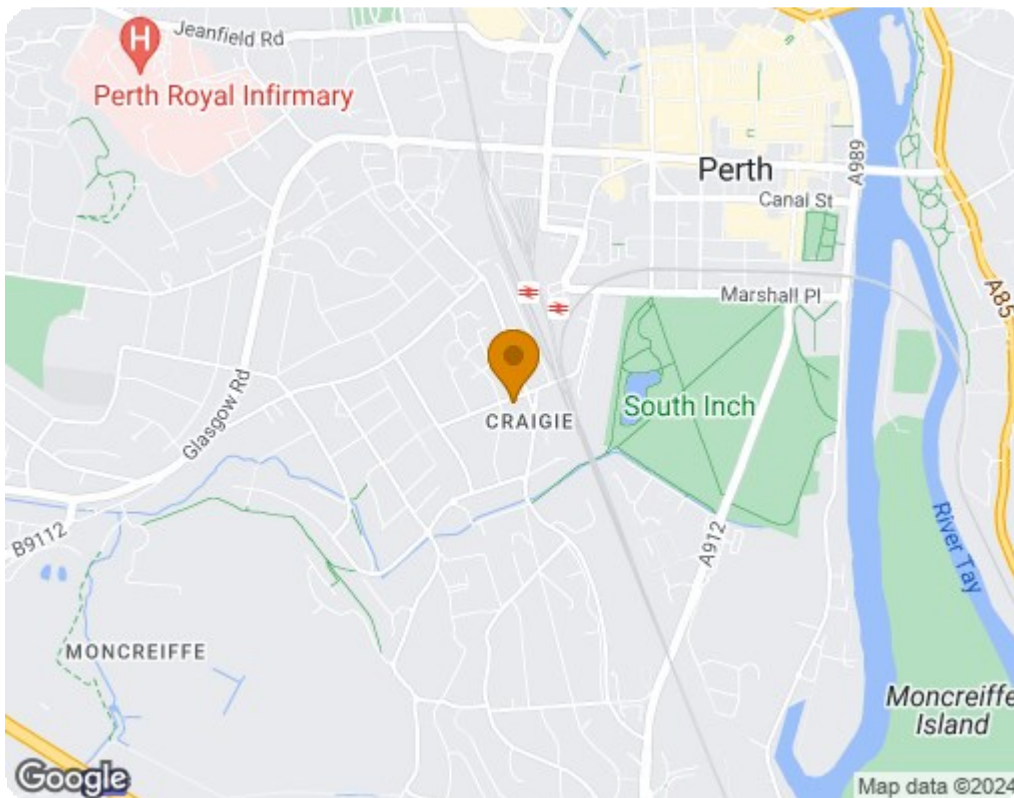


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1113834)



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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland	EU Directive 2002/91/EC	