

Simple Approach



**23B Speygate, Perth
PH2 8PJ**

Offers over £69,000

Simple Approach are pleased to welcome this first floor flat on Speygate to the residential sales market. Set within the heart of Perth City Centre this property is ideally situated for its close proximity to all amenities found on the High Street such as shops, restaurants and offices as well as being just minutes away from both Perth Bus and Train Stations- perfect for the commuter. Speygate comes to the market in good move in condition throughout and offers spacious accommodation, comprising; a bright and spacious lounge, kitchen, one generous bedroom and a fresh white bathroom. Practical attributes include electric heating and full double glazing. Viewing is highly recommended to appreciate the excellent location and great property on offer.

Lounge

12'3" x 10'9" (3.75 x 3.29)

Kitchen

11'5" x 5'6" (3.50 x 1.69)

Bedroom

8'6" x 12'5" (2.60 x 3.81)

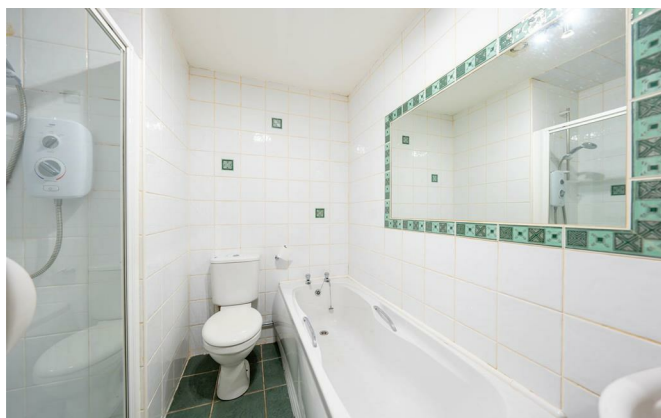
Bathroom

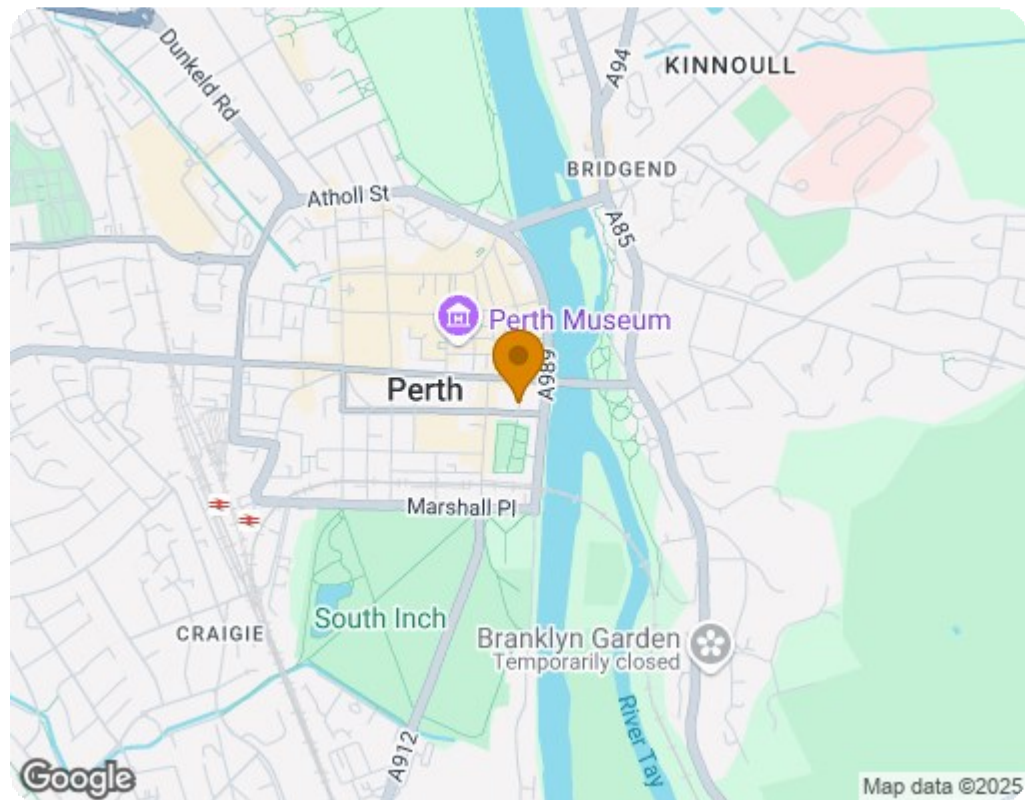
4'6" x 8'4" (1.38 x 2.56)





- First Floor Flat
- Good Sized Kitchen
- EPC Rating C
- One Generous Bedroom
- Fresh White Bathroom
- Bright & Spacious Lounge
- City Centre Location





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B	75	
(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		76
(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		