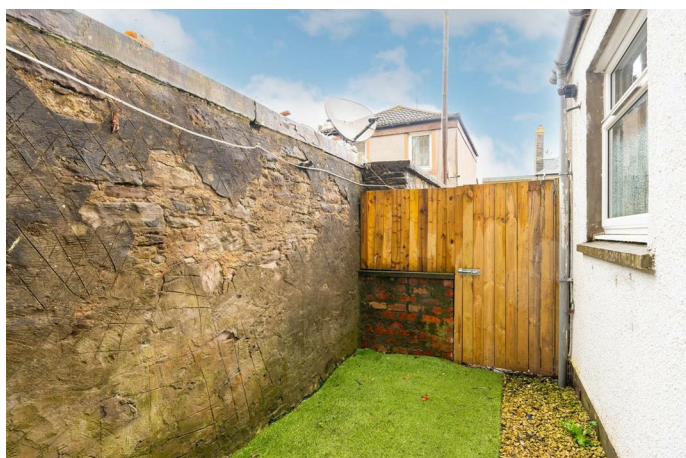


Simple Approach



22 B Barrack Street, Perth
Perthshire PH1 5RD

Offers over £69,950

Simple Approach are pleased to welcome this fantastic two bedroom ground floor flat in the City Centre of Perth to the residential market. Nicely presented throughout, this property consists of a bright, lounge with patio doors out to the private garden space, a sizable fitted kitchen with room to dine. In addition there are two bedrooms and a modern, white shower room. This property has many sought-after features such as a central location, gas central heating and double glazing. Externally the property has a small garden area with artificial grass. With so many amenities nearby this property could not be better located and would ideally suit a young couple or a professional who wishes to be in Perth City Centre or within walking distance of both Perth Train & Bus Station.

Entrance Hallway

7'4" x 3'8" (2.26 x 1.12)

Lounge

14'2" x 12'9" (4.32 x 3.89)

Kitchen

11'8" x 11'2" (3.56 x 3.42)

Bedroom

7'9" x 12'11" (2.38 x 3.95)

Bedroom

12'11" x 10'1" (3.95 x 3.08)

Bathroom

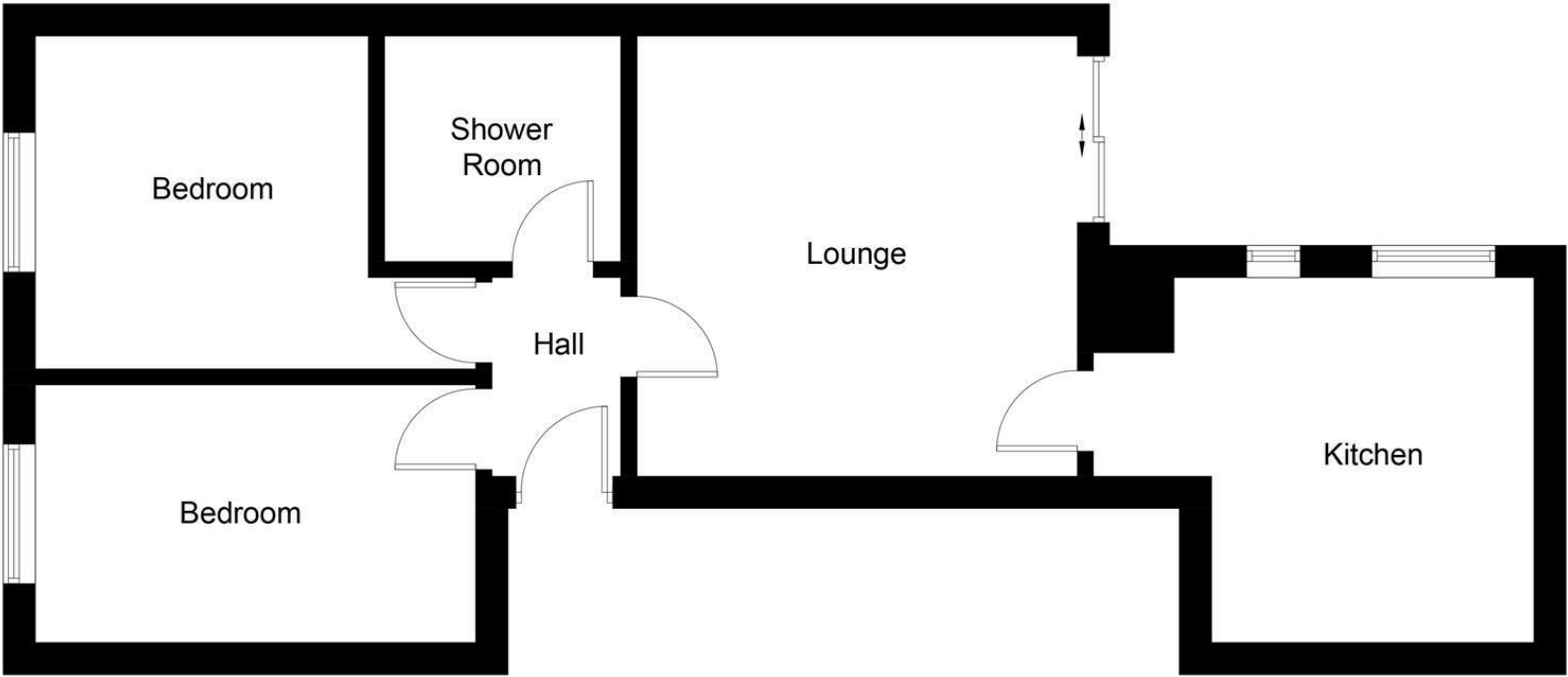
5'10" x 7'0" (1.80 x 2.15)



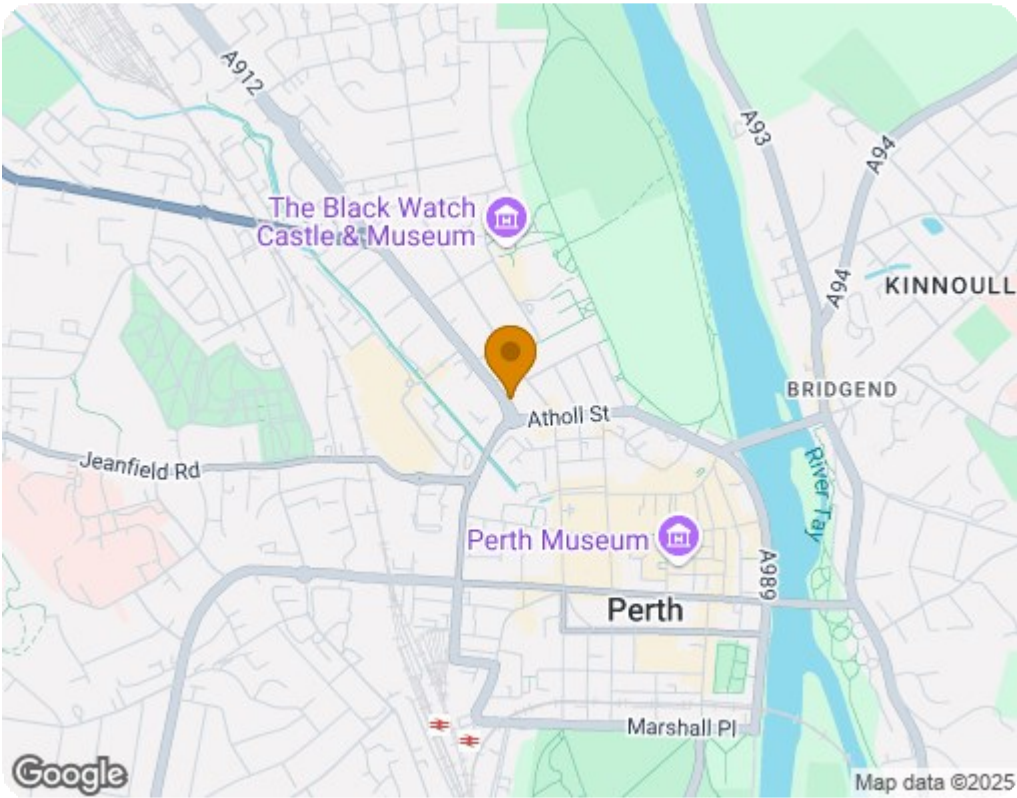


- Two Bedroom, Ground Floor Flat
- Close To All Local Amenities
- Sizable Kitchen With Ample Room To Dine
- Gas Central Heating And Double Glazing
- Small Private Garden Space
- Easy Transport Links Nearby





Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	76
(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	67	78
(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		