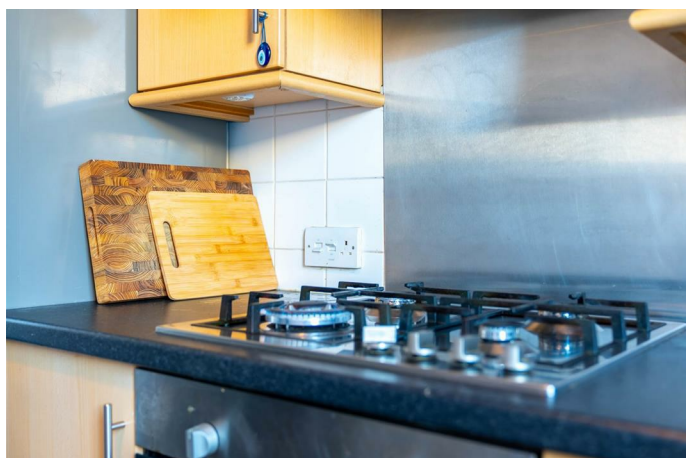


Simple Approach



Estate Agents



**9/2 Princes Street, Perth
PH2 8NG**

Offers over £107,950

Simple Approach are pleased to welcome this very well presented, first floor flat on Princes Street to the Perthshire residential sales market. Set within the heart of Perth City Centre, this lovely property is ideally placed to take advantage of all local amenities found right on the door step. Princes Street offers spacious accommodation throughout, comprising; a welcoming entrance, a bright and spacious lounge, two generous bedrooms, a sizeable kitchen and a stylish bathroom with shower over bath facility. This flat boast many sought after features such as double glazing, gas central heating and ample opportunities for on street parking. This property is the ideal purchase for any first time buyer, couples or investors seeking a well located property in great move in condition throughout.

Lounge

14'6" x 14'9" (4.42 x 4.50)

Kitchen

12'2" x 8'4" (3.72 x 2.56)

Bedroom One

9'8" x 14'7" (2.97 x 4.46)

Bedroom Two

14'0" x 7'10" (4.27 x 2.41)

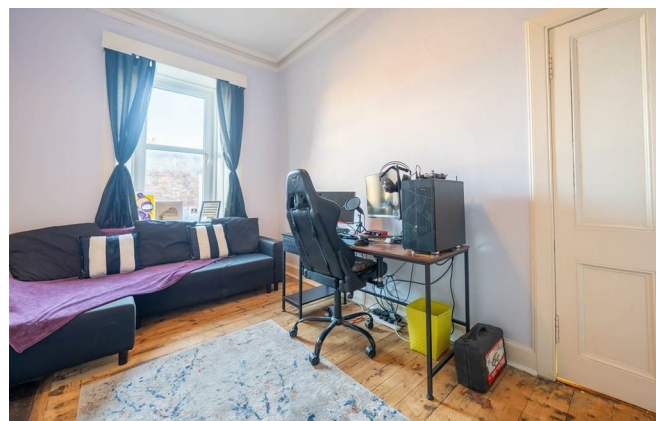
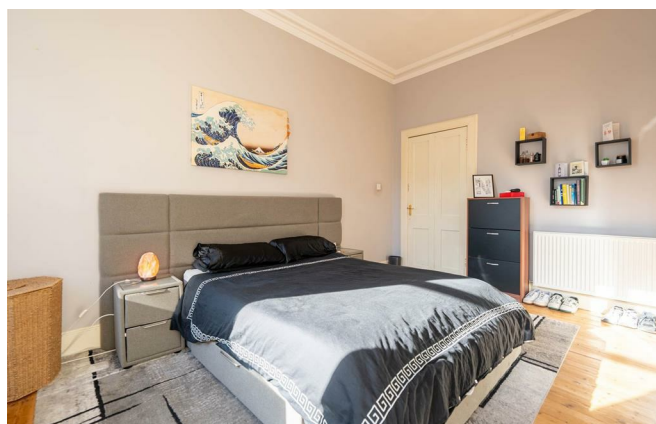
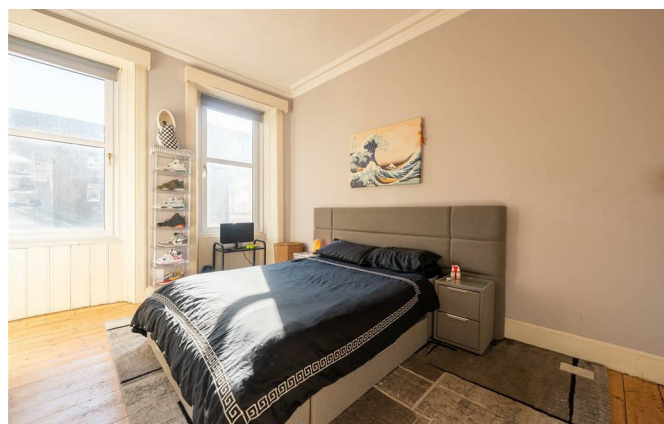
Bathroom

4'9" x 9'8" (1.45 x 2.96)





- Very Well Presented Flat
- Stylish Bathroom
- Two Generous Bedrooms
- Gas Central Heating
- Sizeable Kitchen
- Full Double Glazing



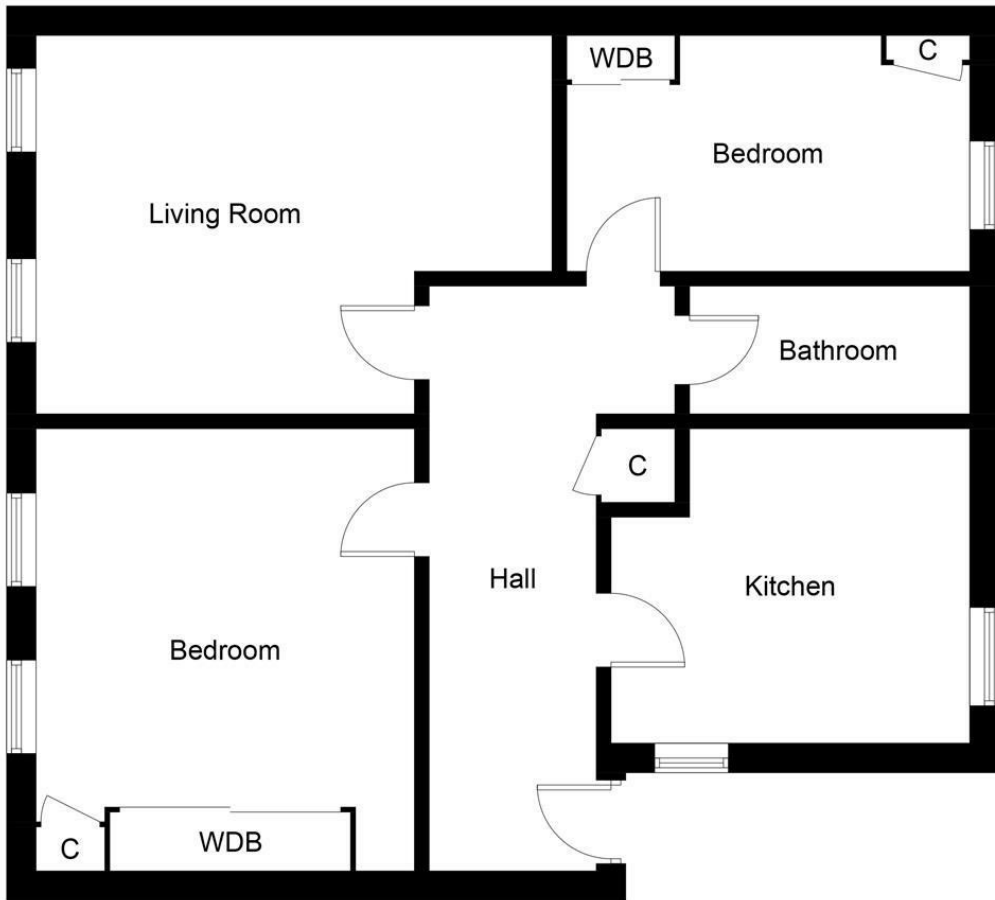
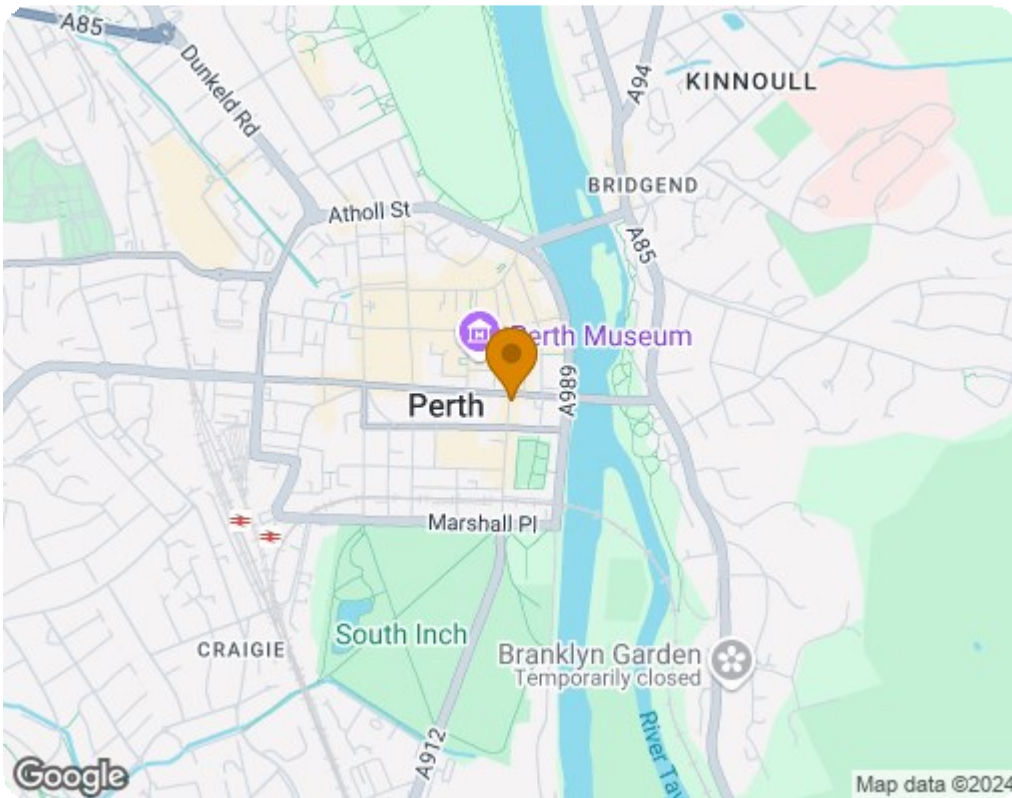


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1124315)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	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		69	76
(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	