

Simple Approach



Estate Agents



**2E Abbot Street, Perth
PH2 0EB**

Offers over £105,000

Simple Approach are pleased to welcome this top floor, Maisonette flat on Abbot Street to the Perthshire residential sales market. Set within the heart of the ever desirable Craigie 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. Abbot Street enjoys spacious accommodation throughout, comprising; a sizeable kitchen, bright and spacious lounge, three bedrooms and a shower room. Practical attributes include gas central heating with a moder boiler and full double glazing. Viewing is essential to appreciate the overall excellent location and spacious accommodation on offer here at Abbot Street.

Lounge

13'10" x 12'7" (4.22 x 3.85)

Kitchen

13'9" x 9'4" (4.20 x 2.87)

Bedroom Two

12'1" x 11'5" (3.70 x 3.50)

Bedroom One

14'3" x 13'8" (4.35 x 4.19)

Bedroom Three

12'10" x 6'5" (3.92 x 1.98)

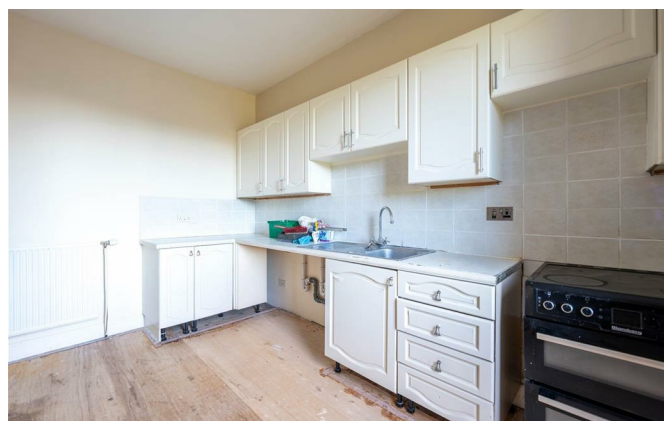
Shower Room

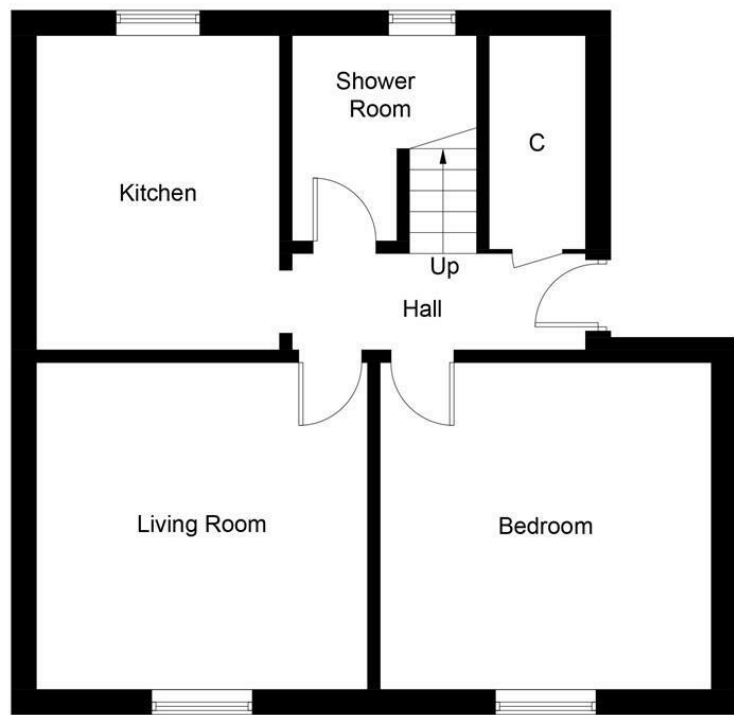
10'11" x 3'8" (3.35 x 1.14)



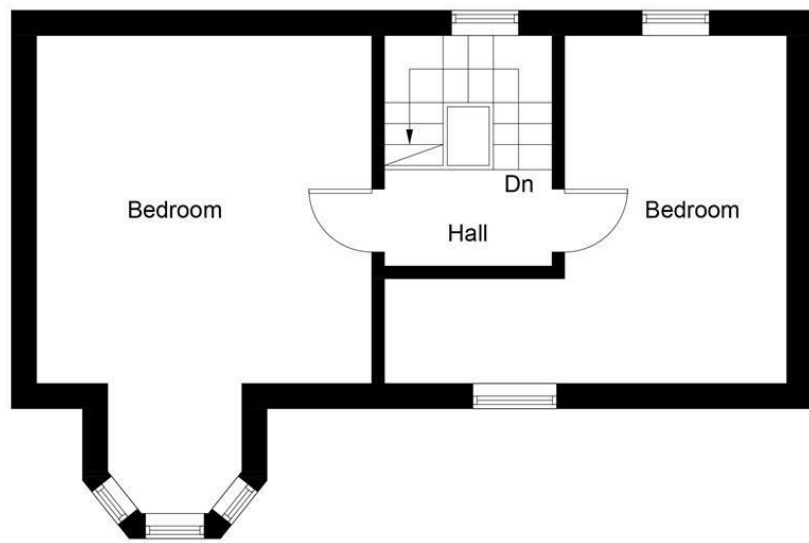


- Top Floor Maisonette Flat
- Highly Sought After Location
- Full Double Glazing
- Three Bedrooms
- Sizeable Kitchen
- Ample Street Parking
- Spacious Accomodation
- Gas Central Heating (Modern Boiler)



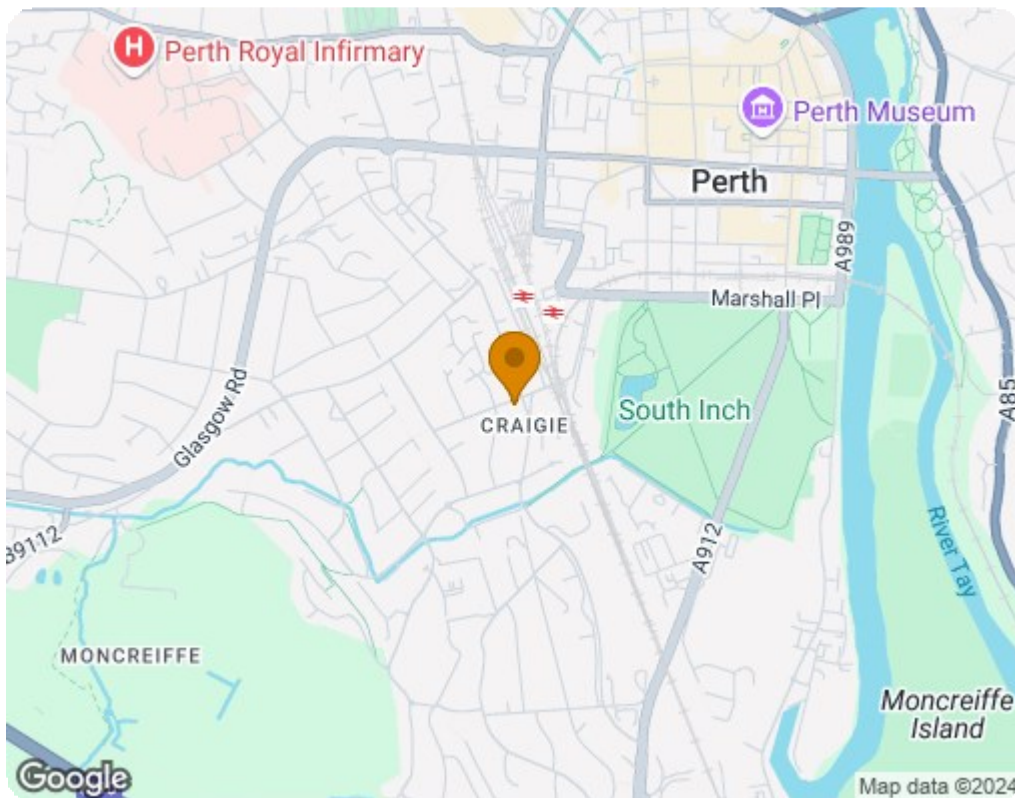


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1125878)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C		63	
(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			81
(69-80) C		60	
(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	