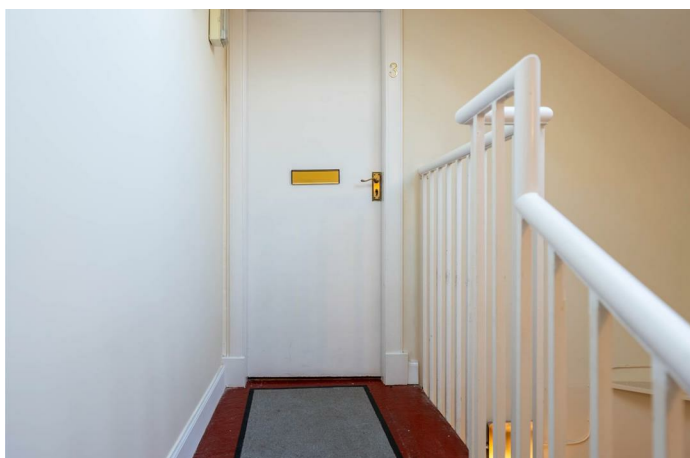


Simple Approach



**3 Kirkgate Mews Kirkgate, Perth
PH1 5UA**

Offers over £72,950

3 Kirkgate Mews Kirkgate, Perth, PH1 5UA

Simple Approach are pleased to welcome to the market this bright and spacious three bedroom flat on Kirkgate Mews to the Perthshire residential market. This lovely property is set within the highly desirable City Centre location at the Cafe Quarters with fantastic views of Perth Museum and St Johns Kirk, along with all local conveniences, shops and restaurants right on the doorstep. The property comprises spacious accommodation throughout, with a large lounge, good sized kitchen with ample space to dine, three bedrooms and bathroom. The property further benefits from sought after features such as gas central heating and being close to all local amenities. Viewing is essential to appreciate the overall excellent location and roomy accommodation on offer here at Kirkgate Mews.

Lounge

14'0" x 10'5" (4.28 x 3.20)

Kitchen

16'7" x 8'10" (5.08 x 2.71)

Bedroom One

10'5" x 14'7" (3.19 x 4.47)

Bedroom Two

8'2" x 10'9" (2.50 x 3.30)

Bedroom Three

9'11" x 10'9" (3.04 x 3.28)

Bathroom

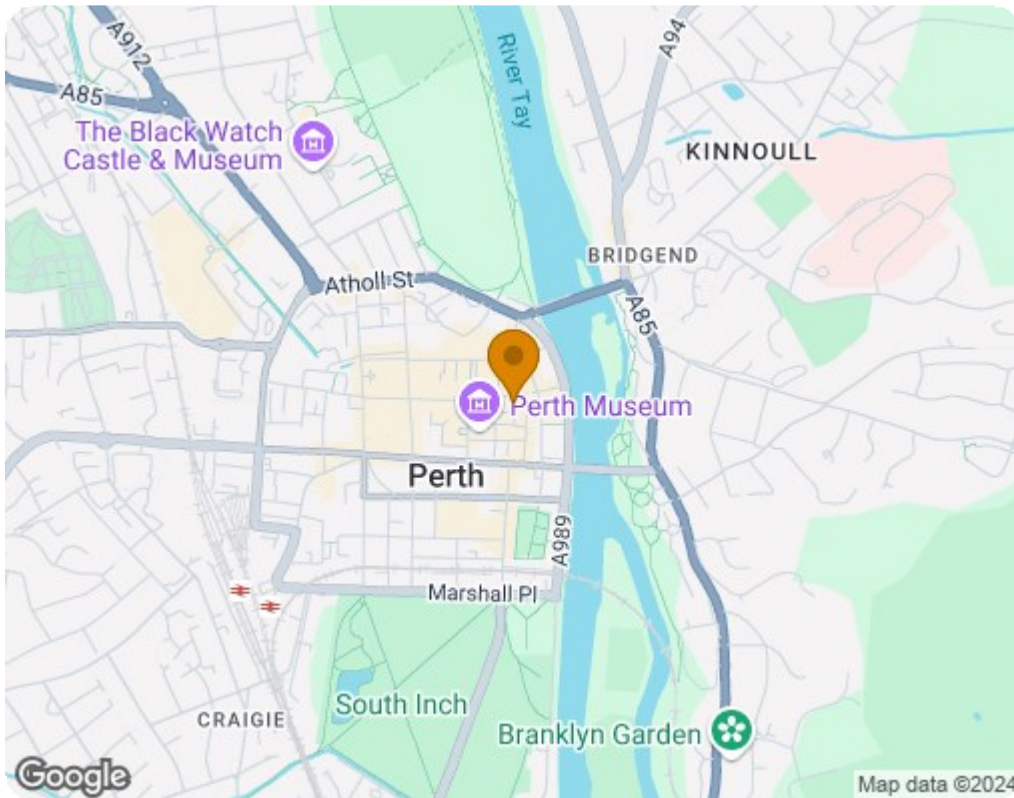
9'5" x 8'4" (2.88 x 2.56)





- Three Bedroom Flat in The City Centre of Perth
- Gas Central Heating
- Set In the Cafe Quarters, Close To All Local Amenities
- Good Sized Kitchen With Room To Dine
- Spacious Accomodation





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	61
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland	EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	52	54
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
Scotland	EU Directive 2002/91/EC	