

Simple Approach



**1/5 55 South Methven Street, Perth
PH1 5NX**

Offers over £53,950

Simple Approach are pleased to welcome this first floor flat on South Methven Street to the Perthshire residential sales market. Set within the heart of Perth's City Centre, this property is ideally placed to take advantage of all the local amenities found just seconds away. Coming to the market in good move in condition throughout, the property offers spacious accommodation comprising; one generous bedroom, bright and spacious lounge, good sized kitchen and a shower room. This property is the ideal purchase for any first time buyer or investor seeking a well located property within the heart of the City Centre. Practical attributes include electric heating and full double glazing. Viewing is essential to appreciate all that South Methven Street has to offer.

Lounge

12'7" x 11'1" (3.84 x 3.39)

Kitchen

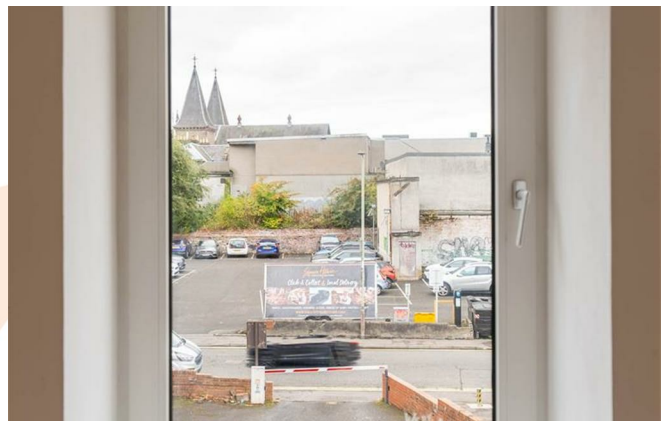
8'3" x 7'7" (2.52 x 2.33)

Bedroom One

12'11" x 11'2" (3.94 x 3.41)

Shower Room

7'6" x 4'1" (2.31 x 1.25)





- First Floor Flat
- Electric Heating

- One Generous Bedroom
- Full Double Glazing

- Sought After City Centre Location
- Bright & Spacious Lounge



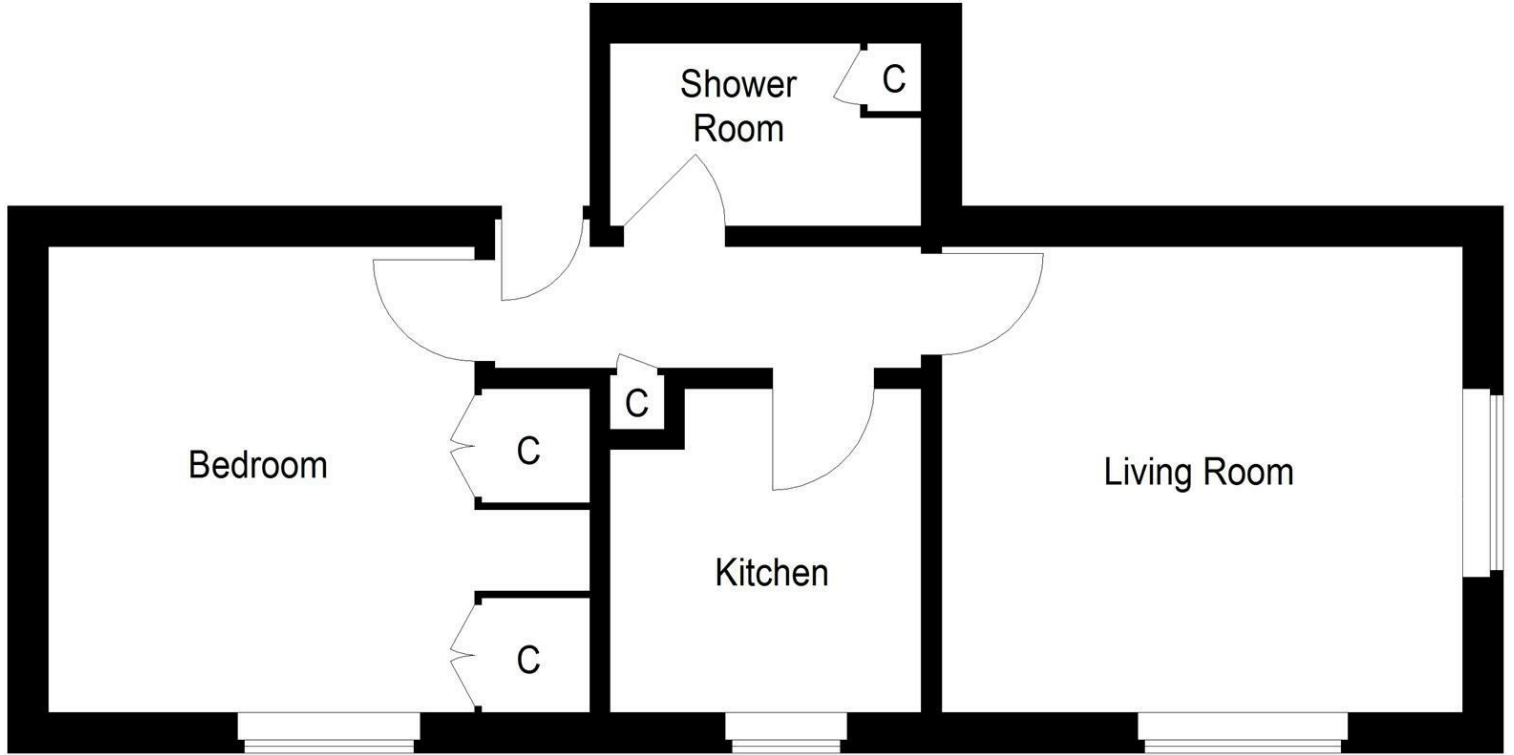
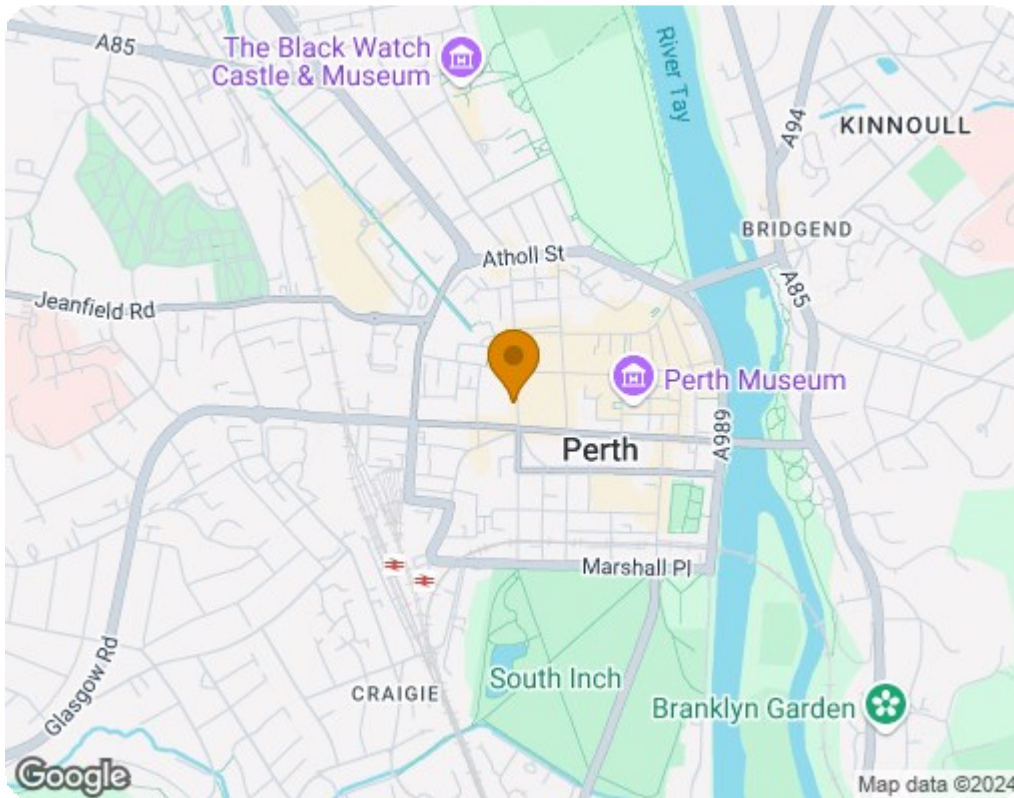


Illustration for identification purposes only,
 measurements are approximate,
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		75
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(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		59
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	36	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland		EU Directive 2002/91/EC