

Simple Approach



**Garden Flat, 11 Marshall Place, Perth
PH2 8AH**

Offers over £119,950

Simple Approach are pleased to welcome this very well presented, basement flat on Marshall Place to the Perthshire residential sales market. Set within one of Perth's most sought after locations, this lovely property comes to the market in excellent move in condition throughout. Marshall Place comprises of; a bright and spacious lounge with ample space for dining, a stylish kitchen, one generous bedroom with fitted wardrobes and a fresh white bathroom. This property lends itself to a wide range of buyers including first time buyers, investors or couples seeking a very well located property within the heart of Perth. The property benefits from being close to all local amenities found in the City Centre just a short walk away, viewing is essential to appreciate the fantastic property on offer here at Marshall Place, Perth.

Entrance Vestibule

5'1" x 4'5" (1.56 x 1.35)

Lounge

19'2" x 14'4" (5.86 x 4.37)

Bedroom

11'6" x 8'7" (3.51 x 2.63)

Kitchen

12'2" x 7'1" (3.71 x 2.17)

Bathroom

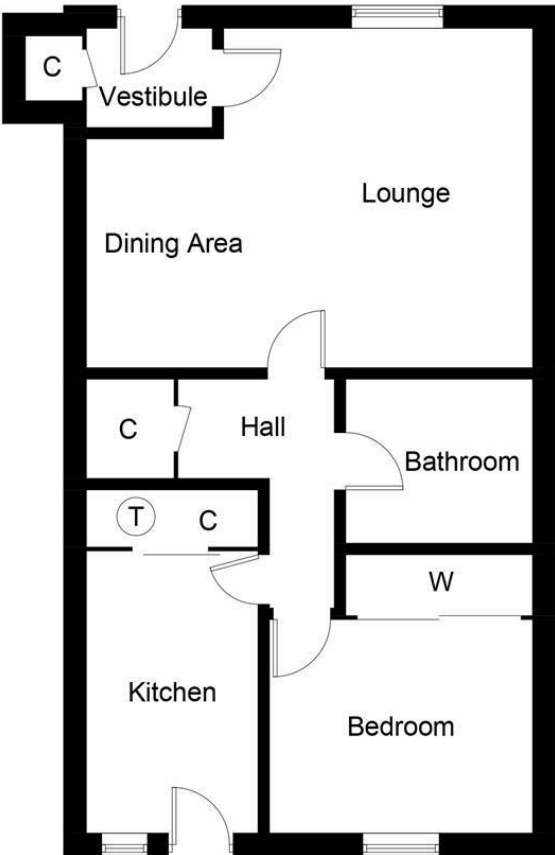
6'4" x 6'0" (1.95 x 1.85)





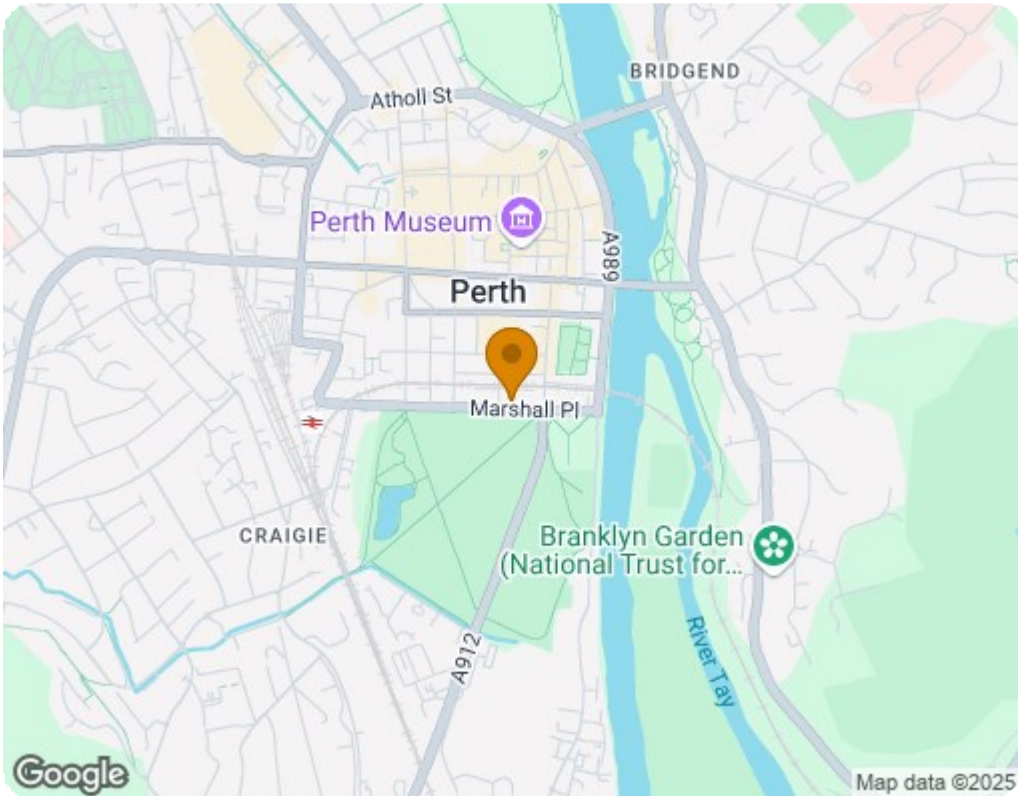
- Garden Flat
- Stylish Kitchen
- Close To All Local Amenities
- Very Well Presented Throughout
- Private Parking Space To Rear
- One Generous Bedroom
- Bright & Spacious Lounge





Lower Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1127388)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	59	
(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		75
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC		