

Simple Approach



Estate Agents



**18 Monart Road, Perth  
PH1 5UQ**

**Offers over £117,950**

This stylish, contemporary one-bedroom flat offers a perfect blend of comfort, convenience, and modern design, ideal for individuals, couples or first time buyers seeking a well located flat within Perth. Situated in a sought-after location, the flat boasts an open-plan living and dining area with plenty of natural light, creating a spacious and airy atmosphere. The property enjoys a modern fitted kitchen, a generously sized bedroom which includes built-in wardrobes, providing both comfort and practicality, while the bathroom offers a contemporary finish. Additional features include secure entry, gas central heating, double glazing and an allocated parking space. The flat is ideally located, with easy access to public transport, local shops, cafes, and parks, making it an ideal choice for those seeking a vibrant and accessible lifestyle in Perth. Viewing is essential to appreciate the overall fantastic property on offer here at Monart Road.

### Lounge

14'10" x 16'7" (4.54 x 5.08)

### Kitchen

11'3" x 6'2" (3.43 x 1.90)

### Bedroom

16'4" x 9'10" (5.00 x 3.00)

### Bathroom

6'8" x 7'8" (2.04 x 2.34)







- Sizeable One Bedroom Flat
- Secure Entry System
- Modern Fitted Kitchen
- Gas Central Heating & Double Glazing
- Bright & Spacious Lounge
- Allocated Parking Space





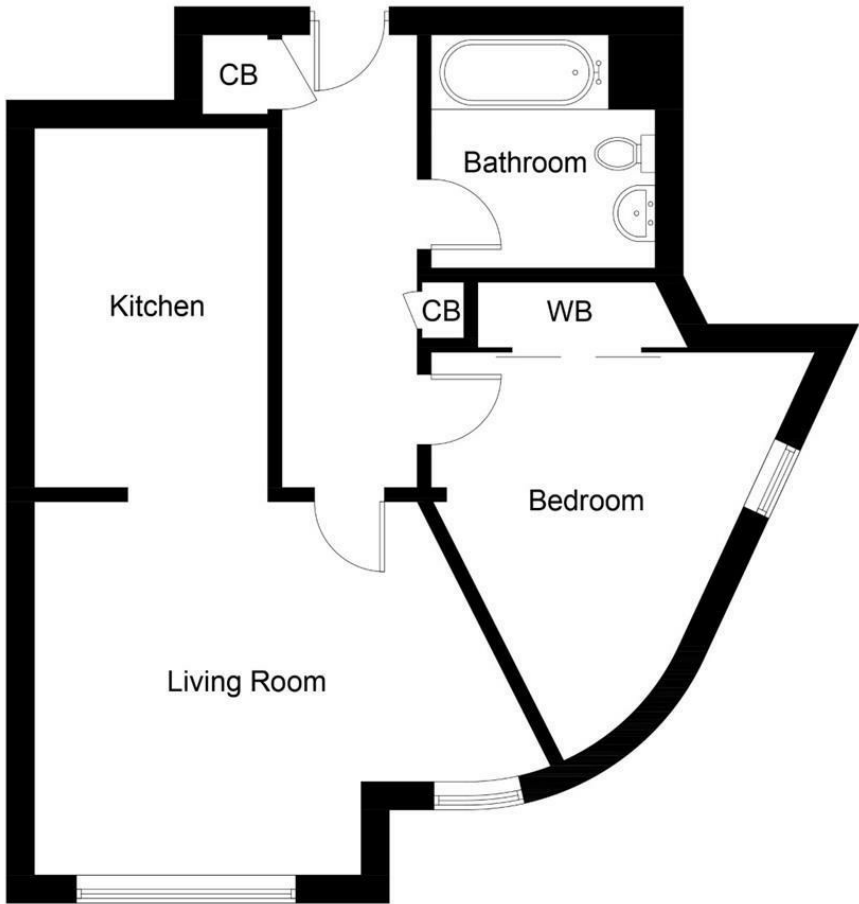
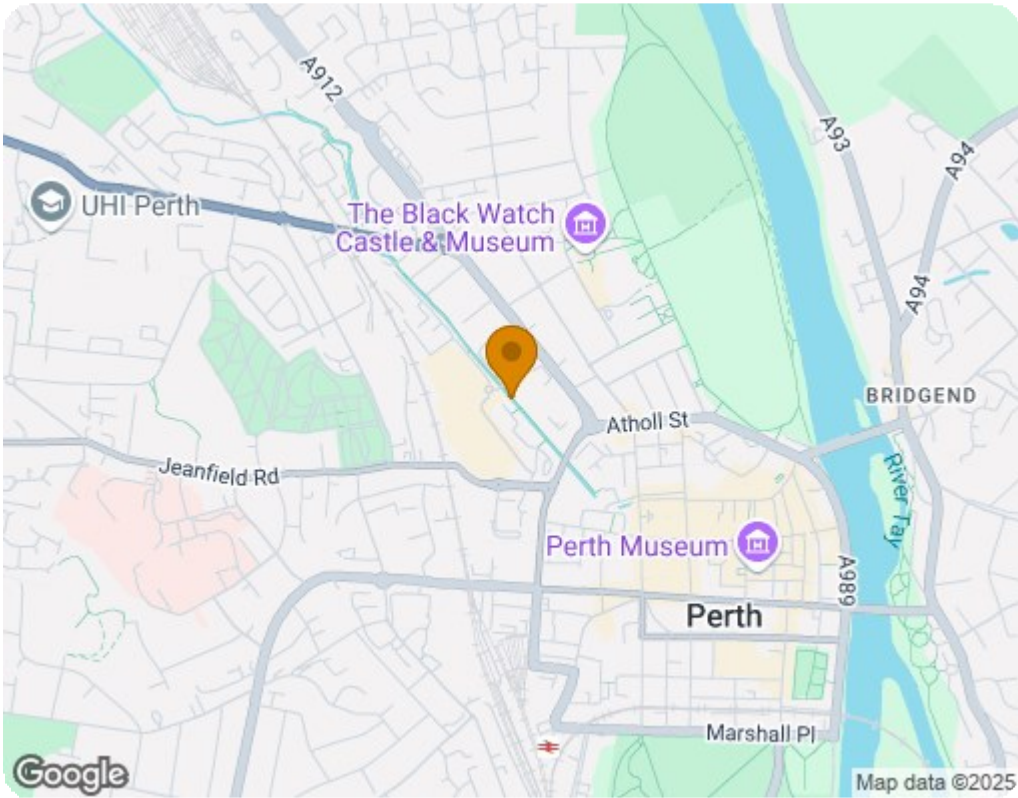


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1157803)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B	87	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Scotland EU Directive 2002/91/EC		