

Simple Approach



**23/3 Queen Street, Perth**  
**PH2 0EH**

**Offers over £157,950**



This well-presented two-bedroom flat is ideally located on Queen Street in the desirable Craigie area of Perth. Offering a perfect blend of comfort and convenience, the property is situated within easy reach of local amenities, transport links, and recreational spaces. The flat boasts spacious living accommodation, including a bright and airy living room, perfect for relaxation. The modern kitchen is sizeable, ideal for both cooking and entertaining. Two generously sized bedrooms provide ample space. The stylish shower room completes the interior of this home. Additional features of the property include double-glazed windows for added insulation, gas central heating, private rear garden and private parking for extra convenience. The flat benefits from plenty of natural light throughout, creating a welcoming and warm atmosphere. Whether you're a first-time buyer, couple or an investor, this flat offers fantastic value for money in a highly sought-after location. Don't miss the opportunity to view this charming home.

### Lounge

13'9" x 15'9" (4.21 x 4.82)

### Kitchen

9'1" x 15'7" (2.79 x 4.76)

### Bedroom One

11'7" x 25'2" (3.55 x 7.68)

### Bedroom Two

9'5" x 11'11" (2.89 x 3.64)

### Shower Room

8'10" x 6'2" (2.70 x 1.88)





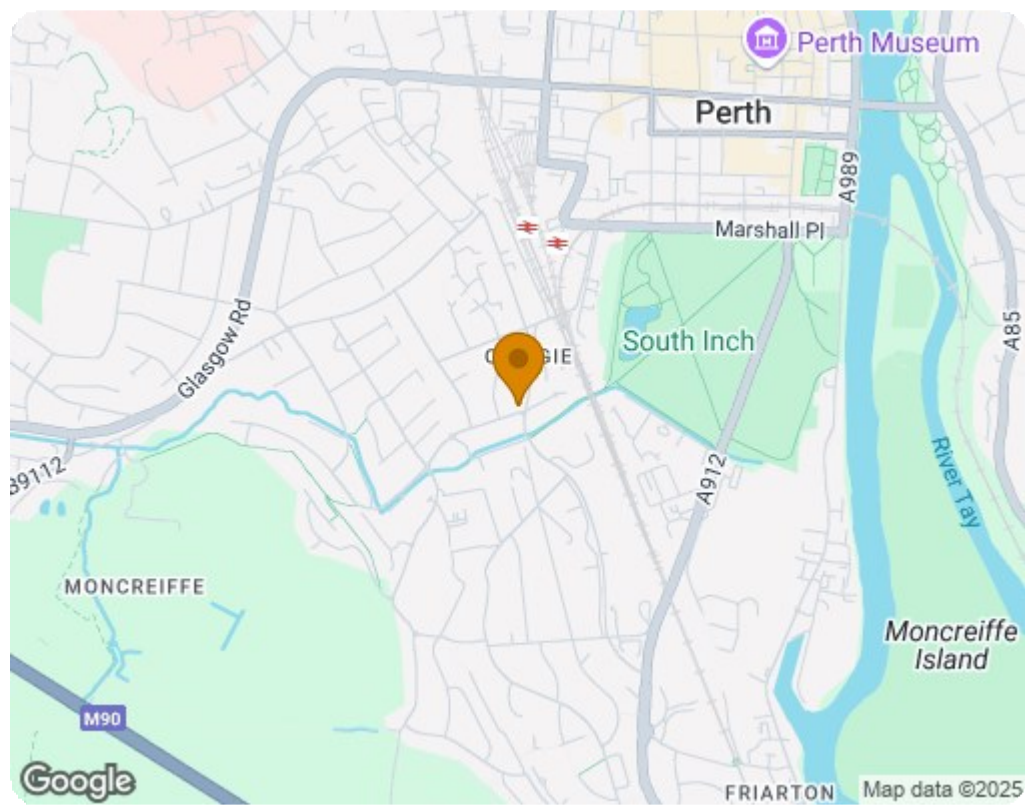
- Two Bedroom Apartment In A Very Sought After Location Of Perth
- Sizeable Modern Kitchen
- Close To All Local Amenities
- Very Well Presented Throughout
- Private Parking
- Great Transport Links, Close To Train/Bus Station
- Spacious Lounge
- Private Rear Garden







Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1166474)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	63	
(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		
(69-80) C		73
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Scotland EU Directive 2002/91/EC		