

Simple Approach



**12 The Archery Marshall Place, Perth
PH2 8AB**

Offers over £199,950

Simple Approach are pleased to welcome this second floor, maisonette flat on Marshall Place to the Perthshire residential sales market. This property offers generous living space set across two floors, comprising; a welcoming entrance, a bright lounge, sizeable kitchen, three good sized bedrooms with a master ensuite and a further family bathroom completes the interior of this property. Located close to local amenities, schools, and transport links, this property is perfect for families, investors, or first time buyers seeking a well located property within Perth. The property enjoys sought after features such as gas central heating, double glazing, a secure entry system and allocated parking. Viewing is essential to appreciate all that is on offer here at The Archery, Marshall Place, Perth.

Kitchen

6'11" x 8'2" (2.11 x 2.50)

4'10" x 7'10" (1.48 x 2.39)

Lounge + Dining Area

10'4" x 19'4" (3.15 x 5.91)

Master Bedroom

20'9" x 14'1" (6.35 x 4.30)

Master En-suite

5'6" x 7'4" (1.69 x 2.26)

Bedroom Two

8'9" x 14'3" (2.69 x 4.35)

Bedroom Three

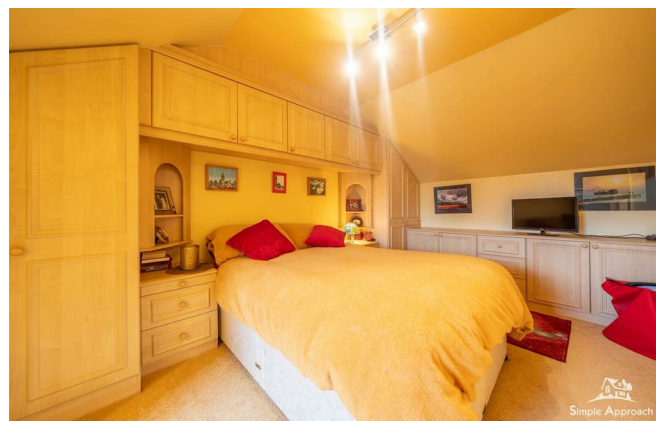
11'8" x 8'1" (3.57 x 2.48)

Family Bathroom



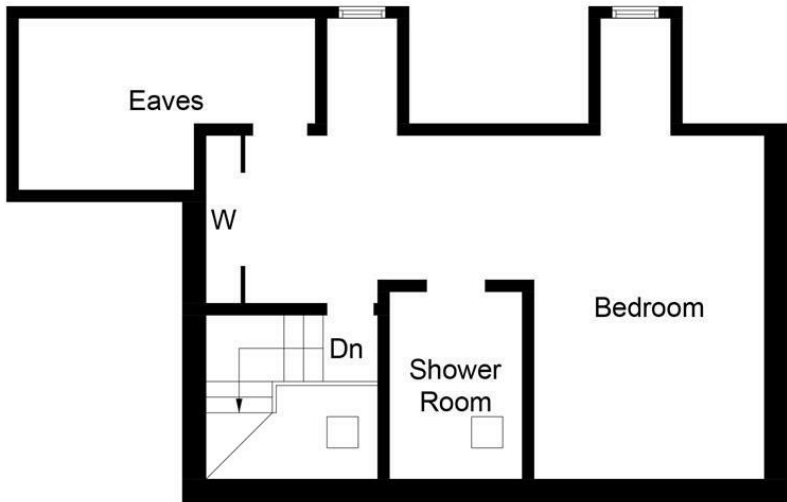


- Second Floor Maisonette Flat
- Bright & Spacious Lounge
- Allocated Parking
- Three Bedrooms
- Sizeable Kitchen
- Secure Entry System
- Master Ensuite
- Gas Central Heating & Double Glazing

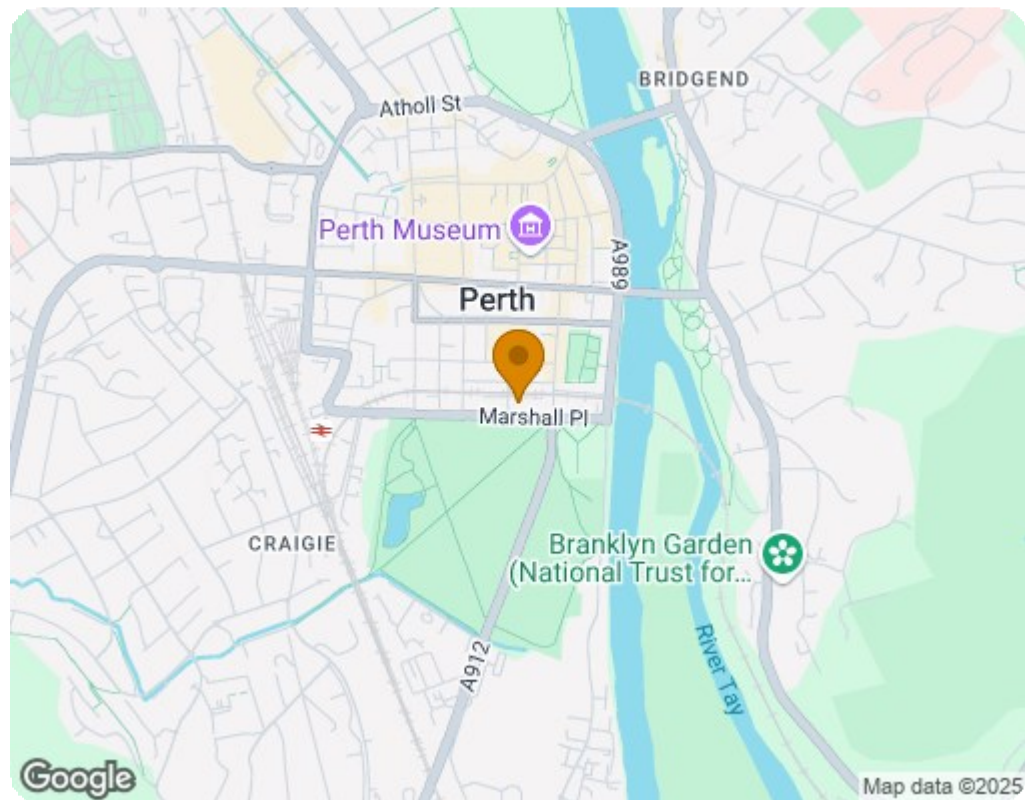




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	76
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C	64	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC		