

Simple Approach



Estate Agents



**108F Scott Street, Perth  
PH2 8LU**

**Offers over £74,950**

Simple Approach are pleased to welcome this very well presented top floor flat on Scott Street to the Perthshire residential sales market. Located in the heart of the City Centre, this lovely property is ideally placed to take advantage of all the excellent local amenities found just seconds away. Scott Street offers spacious accommodation, comprising; a welcoming entrance, bright and spacious lounge, a good sized kitchen, two bedrooms and a bathroom with shower over bath facility. This property is ideally suited for professionals, couples or first time buyers looking for a spacious property in a central location. It also presents a fantastic opportunity for investors seeking a well-located property with excellent rental potential. This property further benefits from new energy efficient radiators and water heater along with fully insulated dormer roof. Viewing is essential to appreciate all that Scott Street has to offer.

### Lounge

8'9" x 13'2" (2.68 x 4.03)

### Kitchen

8'0" x 8'9" (2.44 x 2.68)

### Bedroom 1

9'4" x 9'10" (2.87 x 3.02)

### Bedroom 2

6'7" x 9'5" (2.02 x 2.88)

### Bathroom

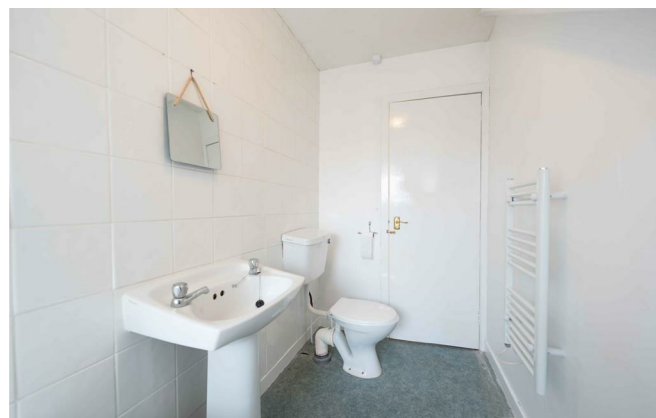
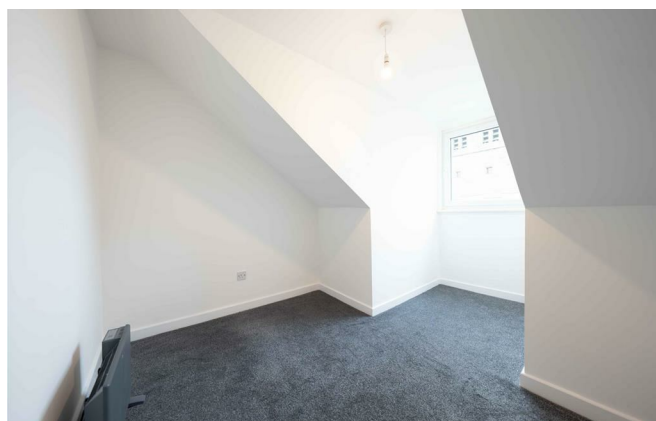
11'10" x 4'5" (3.63 x 1.37)







- Top Floor Spacious Apartment With Very Sought After Views
- Two Bedrooms
- Bright & Spacious Lounge
- Good Sized Kitchen
- Very Quiet City Centre Location
- Ideal For First Time Buyers & Investors
- Great Views To The Front & Back Of The Apartment
- Energy Efficient Radiators and Water Heater
- Fully Insulated Dormers



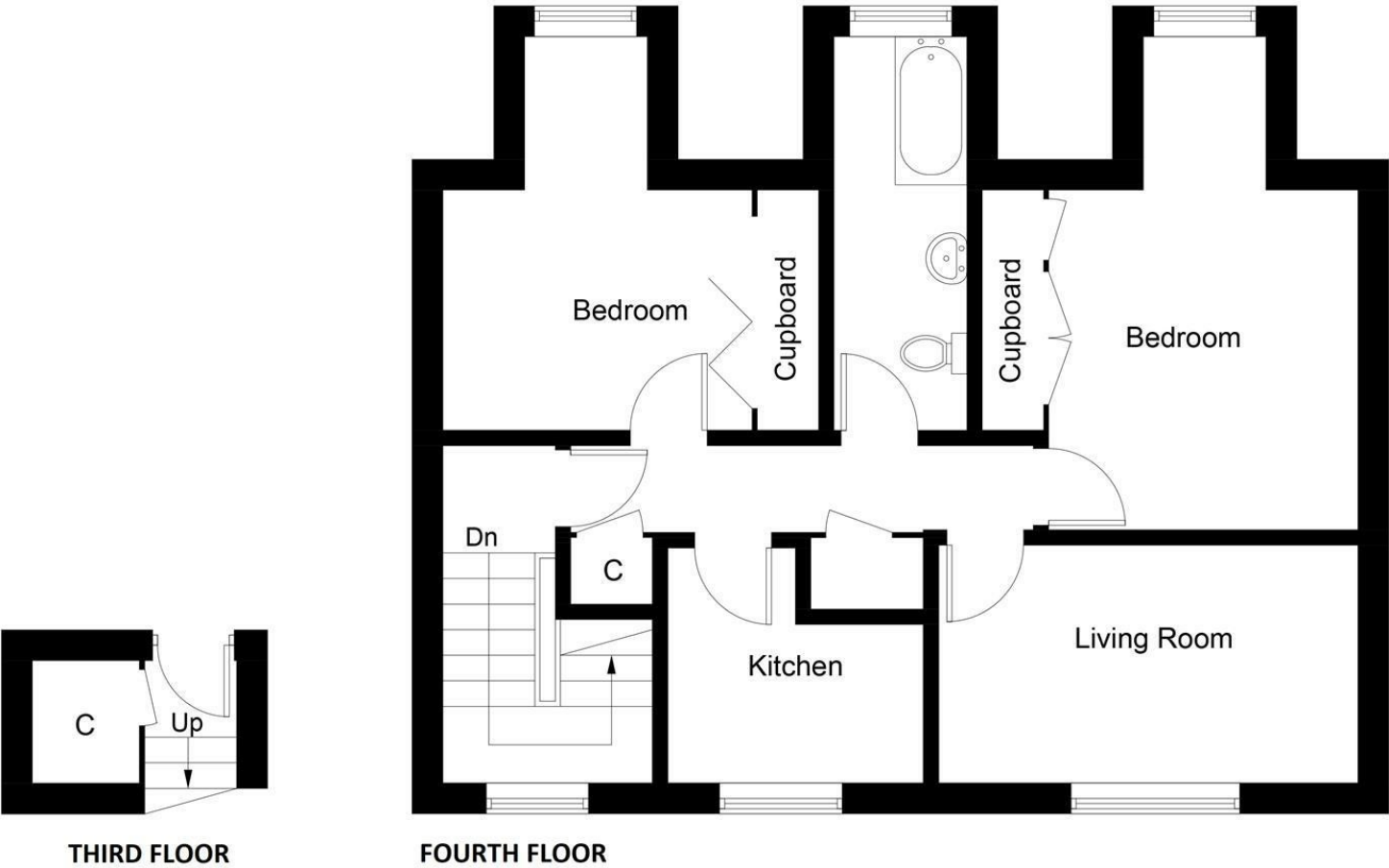
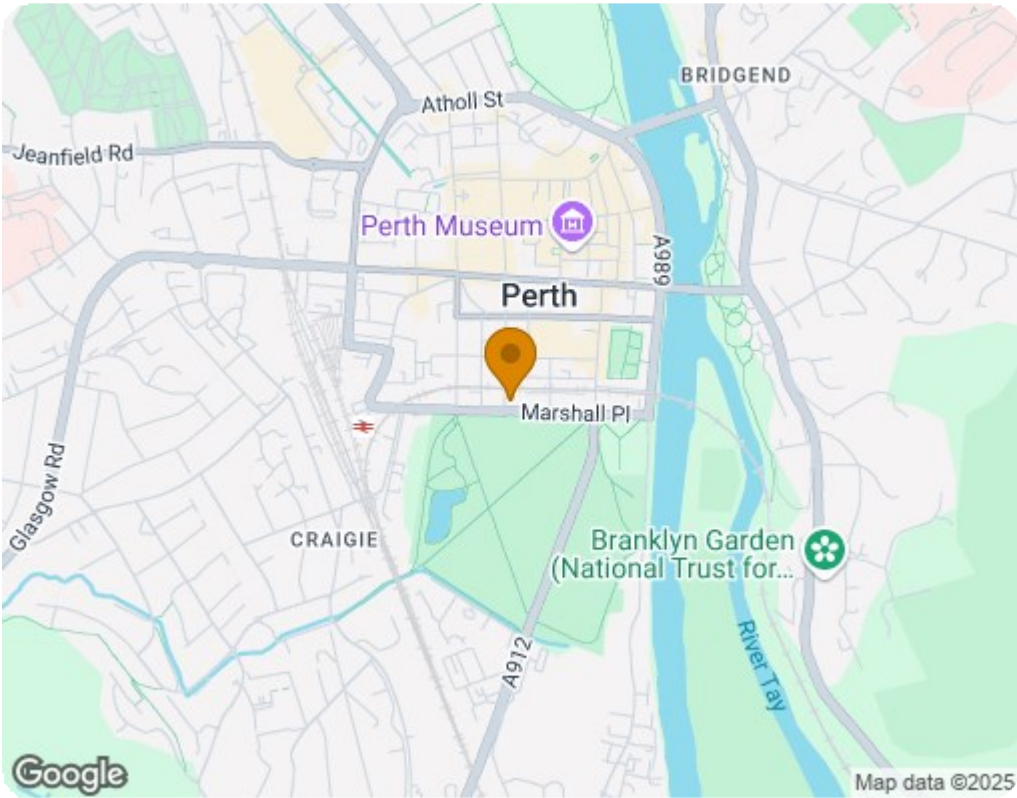


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1184514)



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