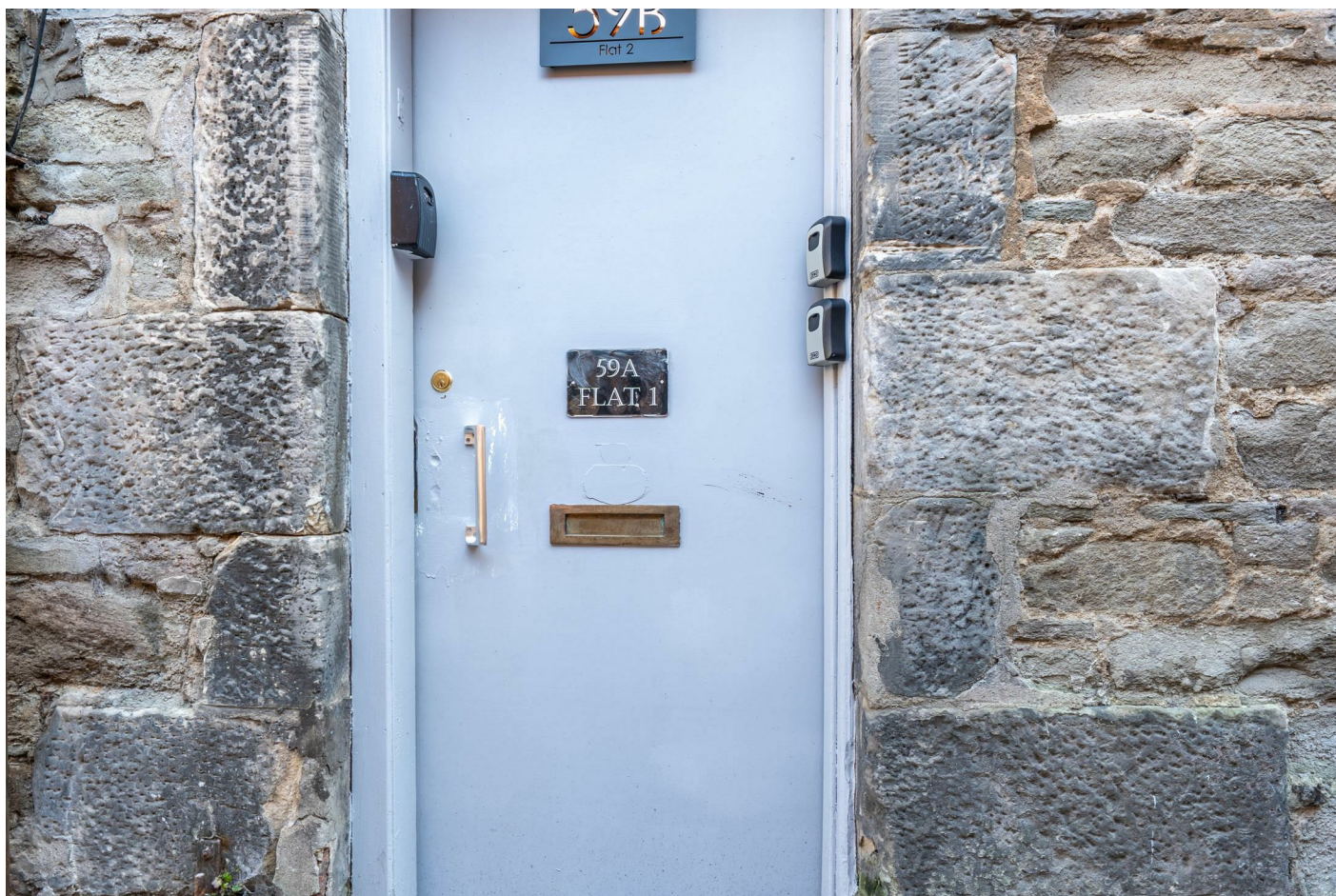


Simple Approach



Estate Agents



**Flat 2B 59 South Street, Perth
PH2 8PD**

Offers over £89,000

Located on the second floor of a traditional building on the sought-after South Street, this bright and stylish two-bedroom flat offers a fantastic opportunity for first-time buyers, investors, or anyone looking to enjoy city centre living. The property is very well presented throughout, comprising; a welcoming entrance, a modern kitchen with ample space for dining, a bright and spacious lounge, two generous bedrooms and a stylish shower room. Practical attributes include electric heating and double glazing. Combining modern comfort with style and benefits from being just a short walk to shops, cafes, transport links, and the River Tay, this property is the ideal purchase for those seeking a well located property in excellent move in condition throughout.

Lounge

12'2" x 9'2" (3.71 x 2.81)

Bedroom One

8'9" x 12'1" (2.68 x 3.70)

Bedroom Two

15'6" x 6'11" (4.74 x 2.11)

Kitchen

10'1" x 12'7" (3.08 x 3.85)

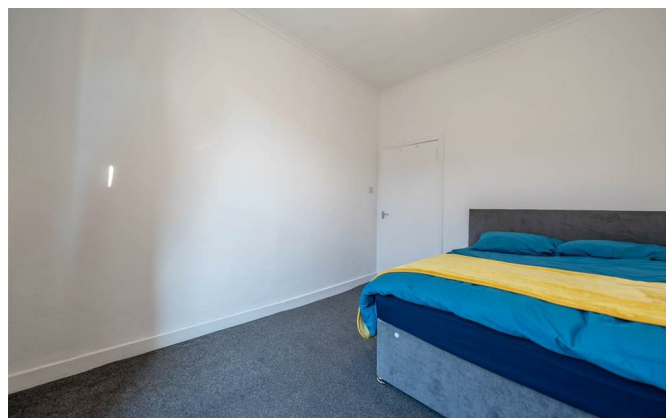
Shower Room

4'11" x 9'8" (1.50 x 2.95)





- Second Floor Flat
- Well Presented Throughout
- Two Bedrooms
- Modern Kitchen / Space For Dining
- Bright & Spacious Lounge
- Electric Heating & Double Glazing



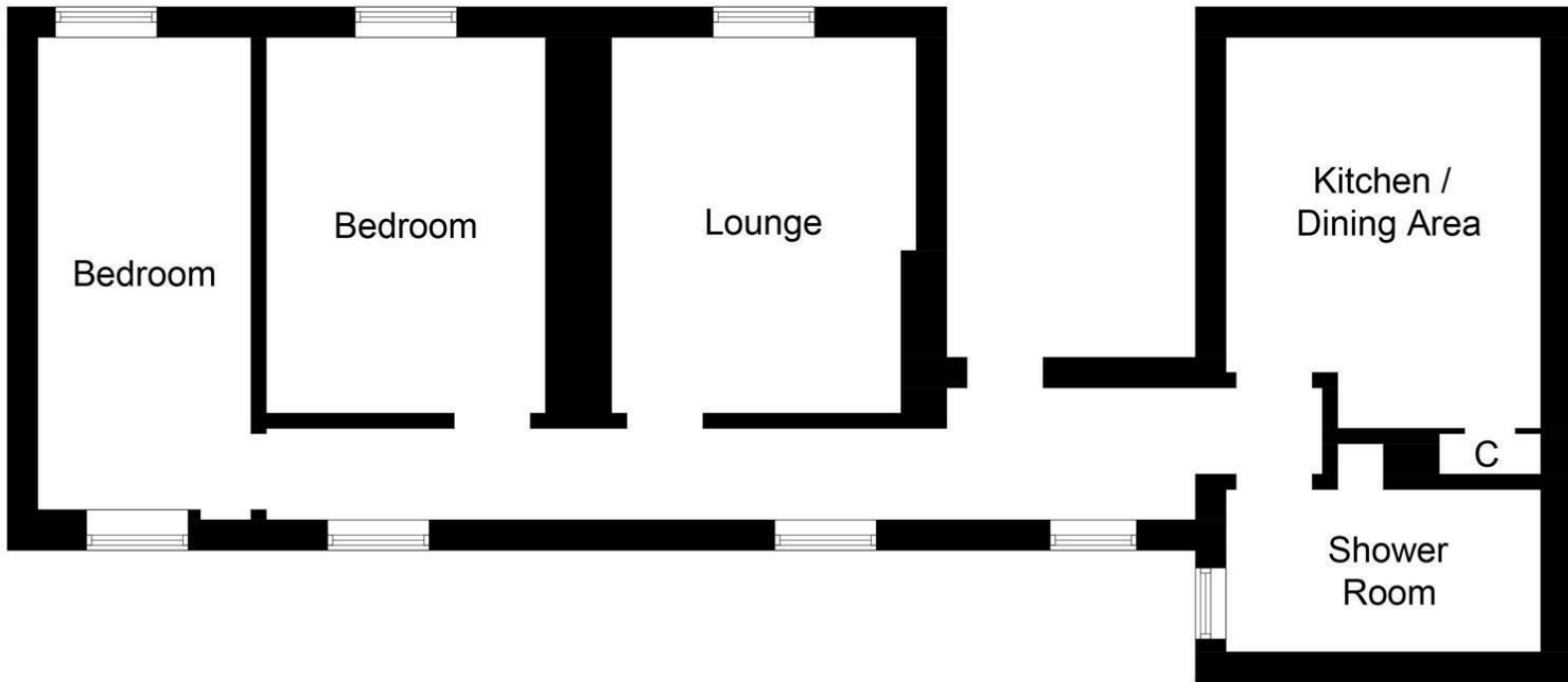
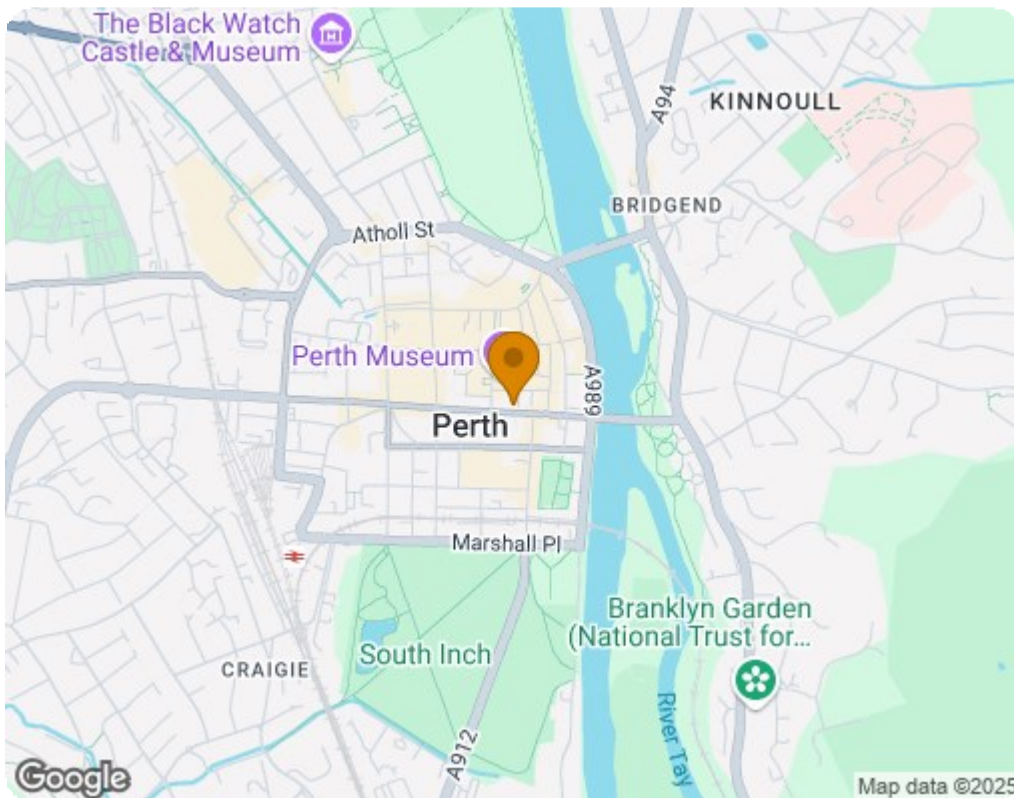


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1186314)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		67
(55-68) D		
(39-54) E	42	
(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		62
(55-68) D		
(39-54) E	34	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland		EU Directive 2002/91/EC