

Simple Approach



**10 Kings Place, Perth  
PH2 8AA**

**Offers over £243,950**



Simple Approach are delighted to welcome this beautiful three bedroom period apartment on Kings Place to the residential market. This exceptional property is set within a beautiful period building giving a lovely charming feel to the home with a number of traditional features such as its high ceilings, large windows, traditional staircase entrance and decorative cornicing. Kings Place is perfectly situated for those looking to be within walking distance of Perth City Centre without compromising the peace and quiet of a luxury residential home set back from the road.

Kings Place offer spacious accommodation throughout, comprising of; a welcoming entrance, an impressive front facing lounge with feature fireplace, a sizeable, modern fitted kitchen with ample space for dining, three double bedrooms with room for free-standing wardrobes a bathroom with seperate shower and bath, this completes the interior of this beautiful property. Practical attributes include a private driveway, gas central heating and full double glazing throughout. This property lends itself to a wide range of purchasers including growing families or mature couples seeking a well located home in great move in condition throughout. Viewing is essential to appreciate all that is on offer here at Kings Place, Perth.

### Lounge

12'11" x 14'11" (3.94 x 4.56)

### Kitchen

14'4" x 10'11" (4.38 x 3.33)

### Master Bedroom

11'1" x 9'9" (3.38 x 2.98)

### Bedroom Two

10'7" x 11'9" (3.24 x 3.60)

### Bedroom Three

7'5" x 11'3" (2.28 x 3.44)

### Bathroom

10'3" x 9'5" (3.14 x 2.88)







- Traditional Three Bedroom Apartment
- Outlooks Onto The South Inch
- Private Outdoor Sitting Area With Outside Storage
- Located In A Very Sought After Location Of Perth
- Immaculate Condition Throughout
- Just A Small Walk Away From The City Centre, Railway Station & The Bust Station
- Driveway
- Rangemaster Cooked In The Kitchen
- This Property Comes With An Electric Car Charging Point



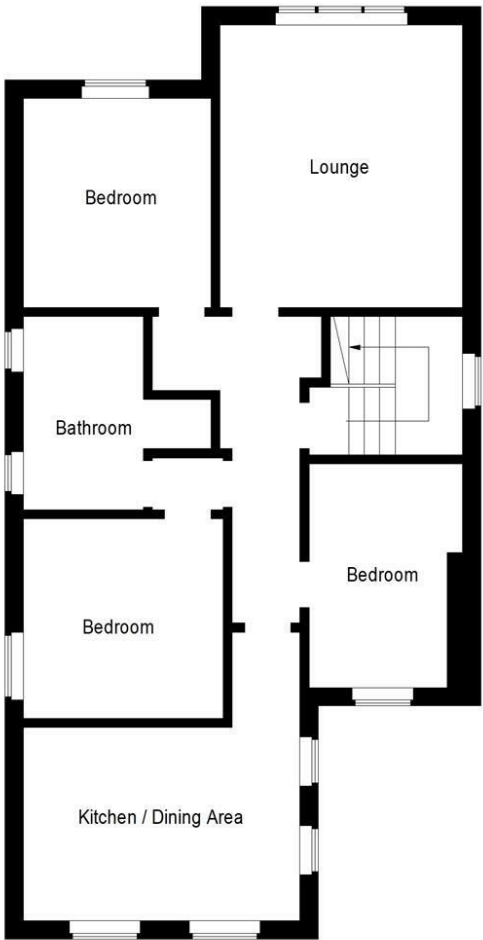
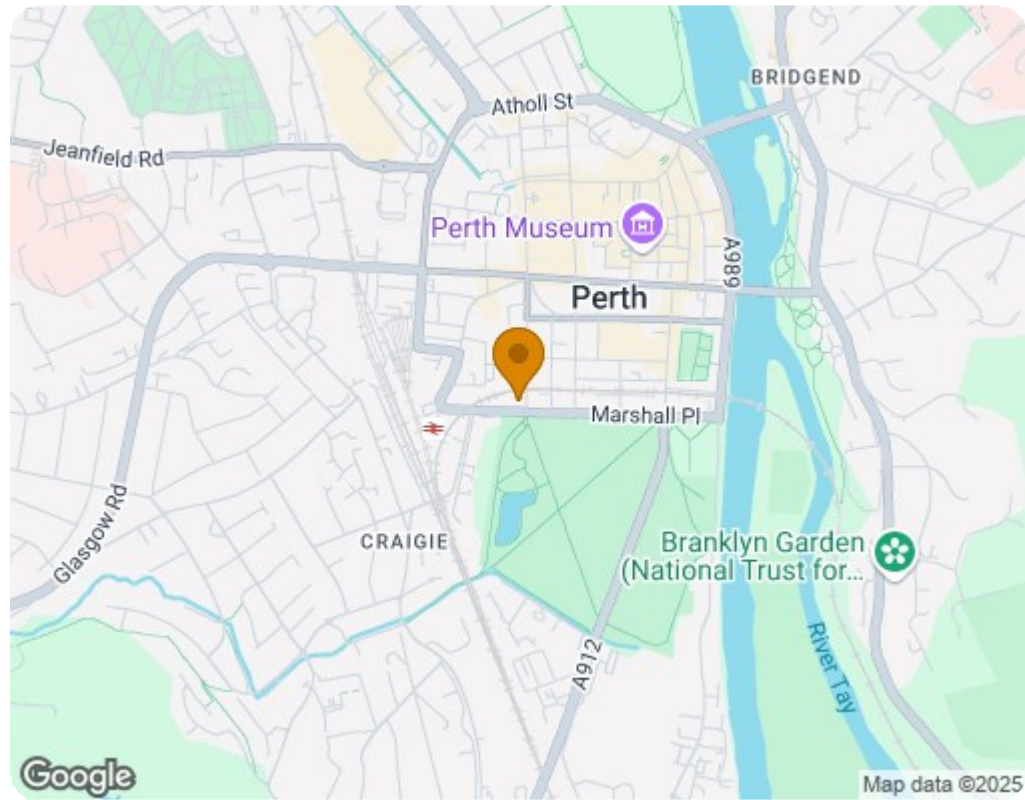


Illustration for identification purposes only, measurements are approximate, not to scale. (ID1190883)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	56	
(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		70
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Scotland EU Directive 2002/91/EC		