

Simple Approach



**15C Balhousie Street, Perth**  
**PH1 5HJ**

**Offers over £97,950**

Located in the sought-after Balhousie Street, Perth, this well-presented one-bedroom flat offers an excellent opportunity for first-time buyers, investors, or those looking to downsize. Boasting a bright and spacious interior, the property features a generously sized double bedroom, a modern fitted kitchen with ample space for dining, a bathroom with shower over bath facility, and a welcoming lounge area. Practical attributes include gas central heating, double glazing and an easily maintained communal outdoor space to the rear. Situated in a desirable location, the flat benefits from close proximity to local amenities, transport links, and scenic walks along the River Tay. With its combination of comfort, convenience, and charm, this property is a must-see for anyone seeking a home in a prime Perth setting.







- Well Presented Flat
- One Generous Bedroom
- Modern Kitchen With Ample Space For Dining
- Bright & Spacious Lounge
- Highly Sought After Location
- Gas Central Heating
- Full Double Glazing
- Communal Outdoor Space



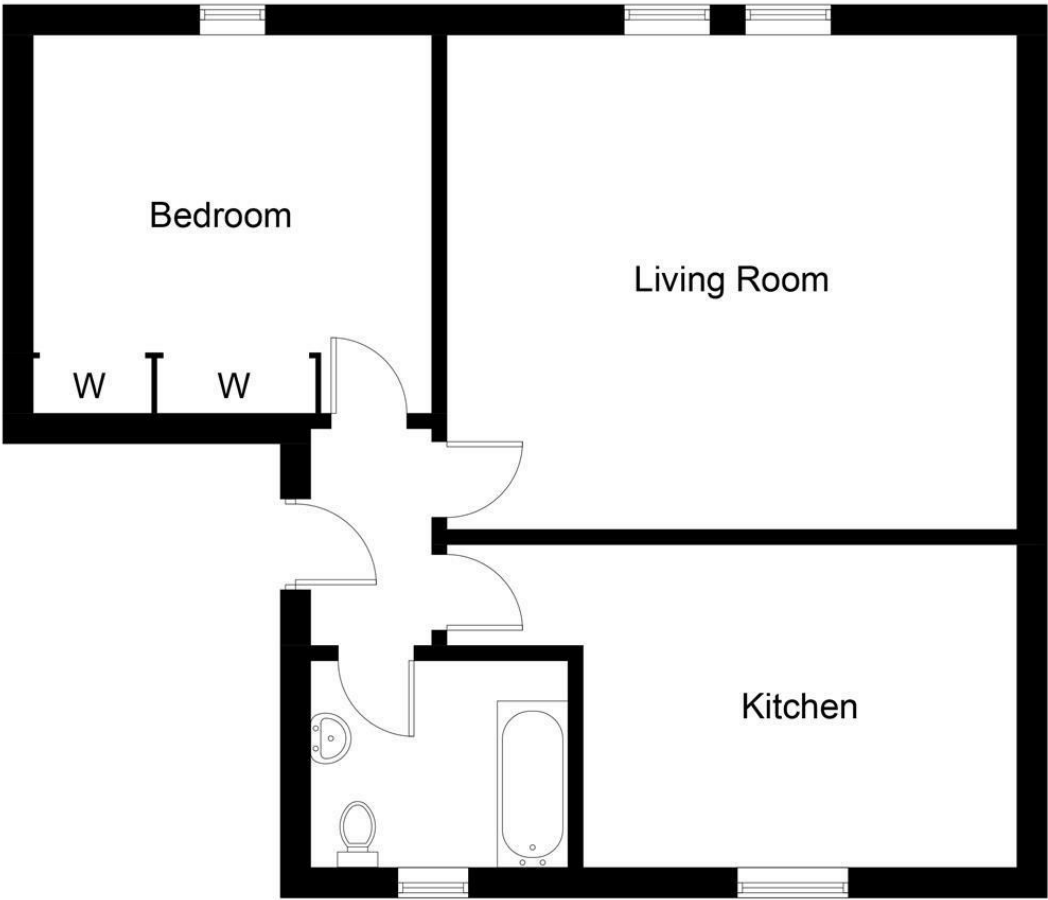
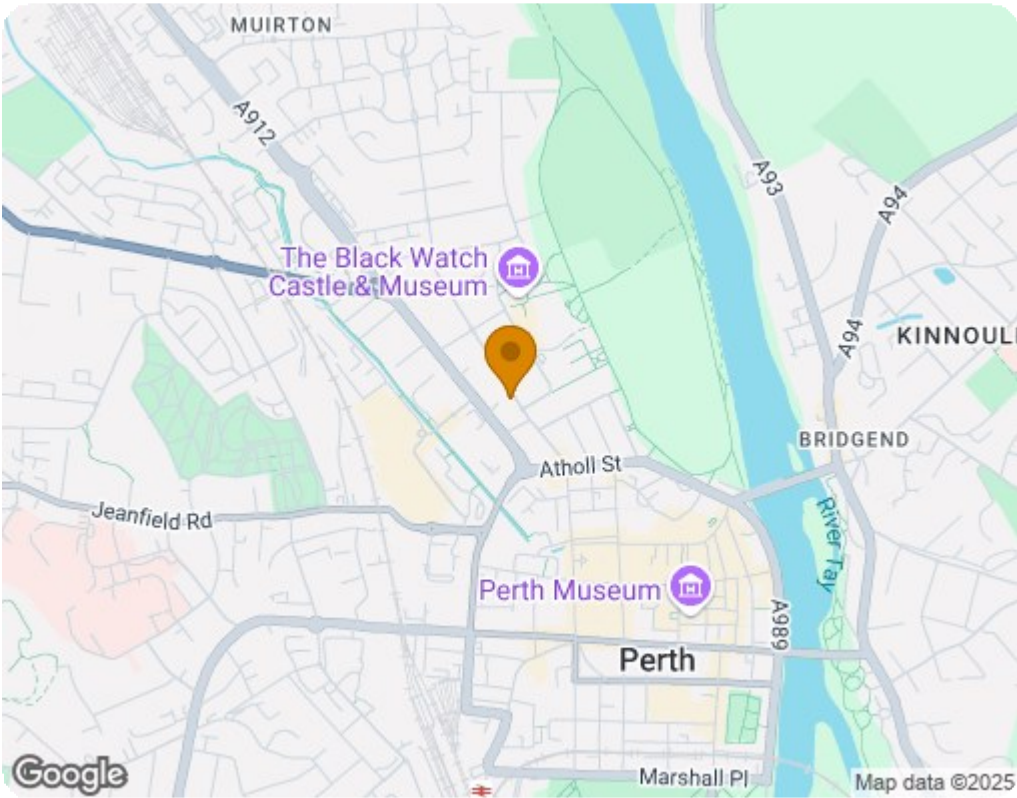


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1187891)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	80
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C	71	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Scotland EU Directive 2002/91/EC		