

Simple Approach



**Flat 1- 38 Princes Street, Perth
PH2 8LJ**

Offers over £74,950

This well-presented and spacious one-bedroom ground floor flat is located on the highly desirable Princes Street in the heart of Perth. Positioned within a highly sought after location, the property offers a perfect blend of classic charm and modern convenience, ideal for first-time buyers, buy-to-let investors, or those looking to downsize.

Internally, the flat boasts a bright and generously proportioned lounge, a well-appointed kitchen with ample storage, a good-sized double bedroom, and a modern bathroom. The property is bright and spacious, offering comfortable living throughout. The property further benefits from double glazing and efficient electric heating.

Located within walking distance of Perth city centre, the property is close to a range of amenities including shops, cafes, restaurants, and excellent public transport links. Princes Street is a sought-after residential area, known for its quiet setting while still offering convenient access to everything the city has to offer. This is a fantastic opportunity to acquire a stylish and low-maintenance home in a prime location, viewing is essential to appreciate all that is on offer here at Princes Street, Perth.

Lounge

13'6" x 12'11" (4.12 x 3.95)

Kitchen

8'5" x 10'3" (2.58 x 3.13)

Bedroom

12'9" x 11'11" (3.91 x 3.64)

Bathroom

5'7" x 6'4" (1.71 x 1.94)





- Ground Floor Flat
- Well Presented Throughout
- Highly Sought After Location
- Electric Heating & Double Glazing
- One Generous Bedroom
- Ideal For First Time Buyers



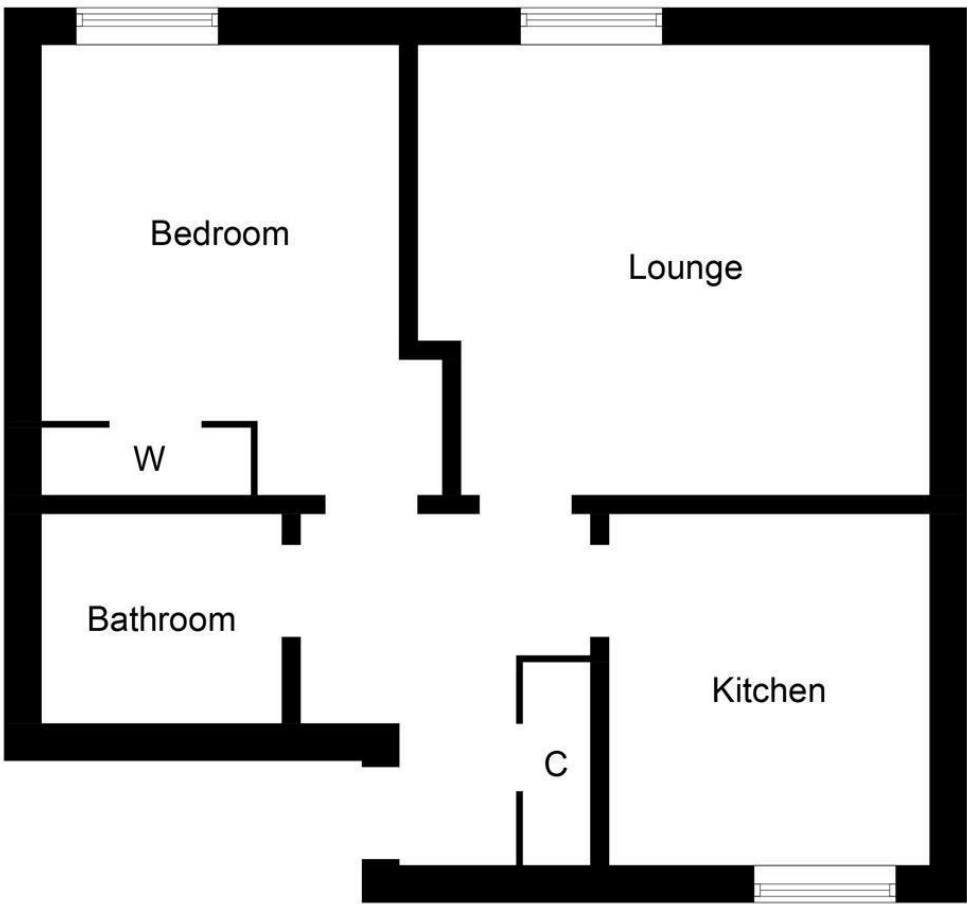
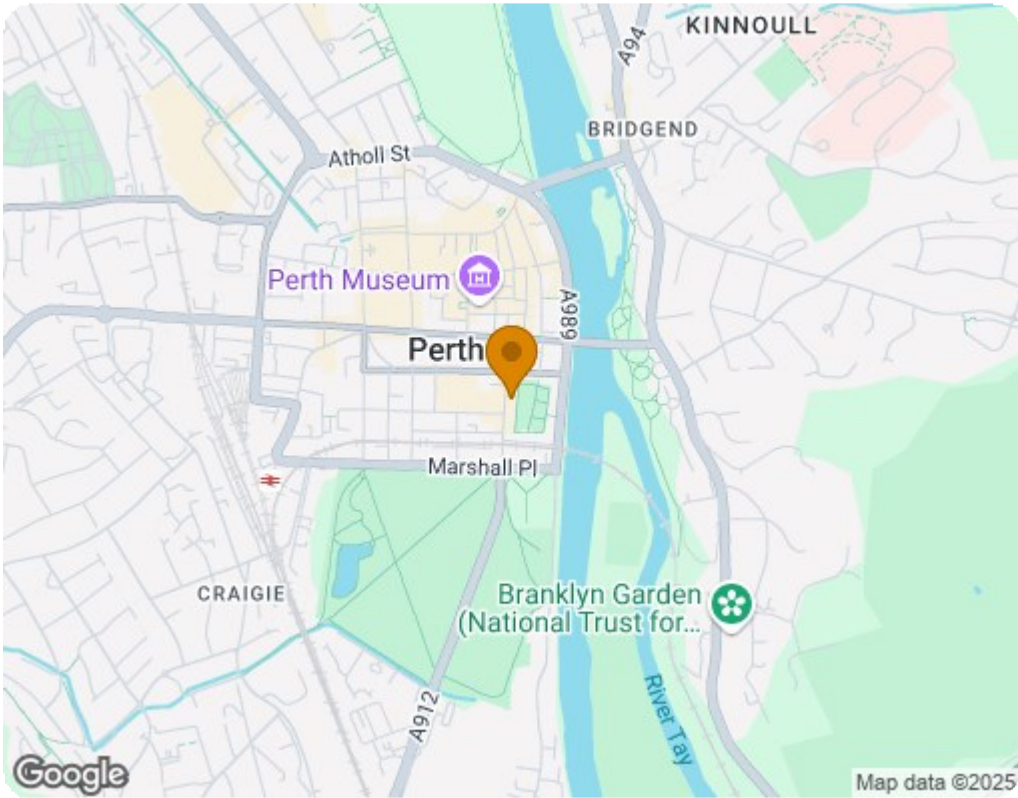


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1197375)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		65
(55-68) D	52	
(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		
(55-68) D		57
(39-54) E	44	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC		