

Simple Approach



Estate Agents



**34 Market Court, Perth  
PH1 5QQ**

**Offers over £92,950**



Simple Approach are pleased to welcome this well presented flat on Market Court to the Perthshire residential sales market. Set within a highly sought after location, this property benefits from being close by to all the excellent local amenities found in the City Centre just minuets away. Market Court offers spacious accommodation, comprising of; a welcoming entrance hallway, a bright and spacious lounge with a feature balcony, a sizeable kitchen, two generous bedrooms and a modern shower room. Practical attributes include electric heating and full double glazing. This lovely property is the ideal purchase for any first time buyer, couple or investor seeking a well located property in good move in condition throughout. Viewing is essential to appreciate all that is on offer here at Market Court, Perth.

### Lounge

14'7" x 13'7" (4.45 x 4.15 )

### Kitchen

8'10" x 11'9" (2.70 x 3.59)

### Utility Room

4'4" x 8'9" (1.33 x 2.68)

### Bedroom One

9'7" x 12'2" (2.93 x 3.72)

### Bedroom Two

9'6" x 12'2" (2.91 x 3.71)

### Shower Room

6'7" x 5'6" (2.01 x 1.68)





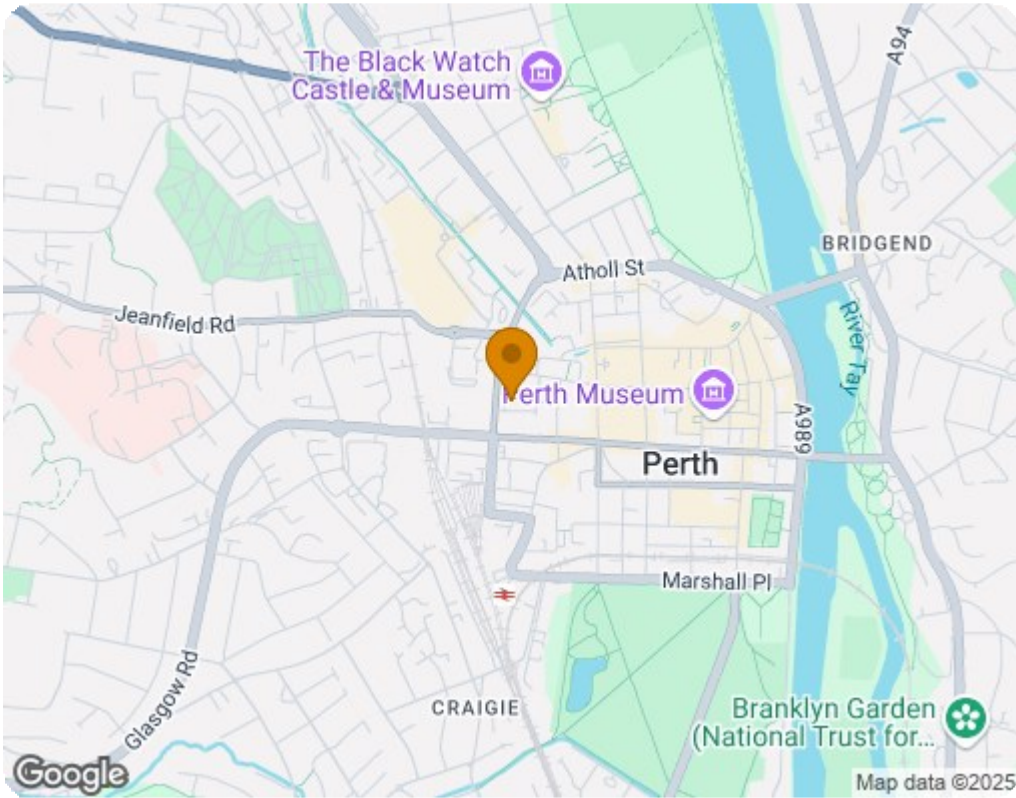
- Well Presented Spacious Flat
- City Centre Location
- Electric Heating & Double Glazing
- Two Generous Bedrooms
- CASH PURCHASE ONLY
- Bright & Spacious Lounge
- Balcony With Great Views Over Perth







Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1187237)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	8	25
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		
(55-68) D		
(39-54) E		
(21-38) F	22	36
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Scotland		EU Directive 2002/91/EC