

Simple Approach



**6a Abbot Street, Perth
PH2 0EB**

Offers over £113,950

Located in the heart of Perth on Abbot Street, this stunning flat offers a perfect blend of modern living and convenience. The flat features a generously sized bedroom, lounge, a modern fitted kitchen, shower room and useful utility room.

The location is particularly sought after, as it is just a stone's throw away from the city centre, ensuring that all the amenities and attractions of city life are within easy reach. For those who rely on public transport, the nearby train and bus stations make commuting a breeze, connecting you effortlessly to the wider region.

This flat is perfect for individuals or couples looking for a stylish and practical living space in a vibrant area. With its recent renovations, it boasts a fresh and contemporary feel, making it a delightful place to call home. Whether you are a first-time buyer or seeking a rental opportunity, this property presents an excellent choice in a desirable location. Don't miss the chance to experience the charm and convenience of this lovely flat in Perth.

Lounge

8'7" x 4'9" (2.63 x 1.47)

Kitchen

5'10" x 9'1" (1.79 x 2.79)

Utility Room

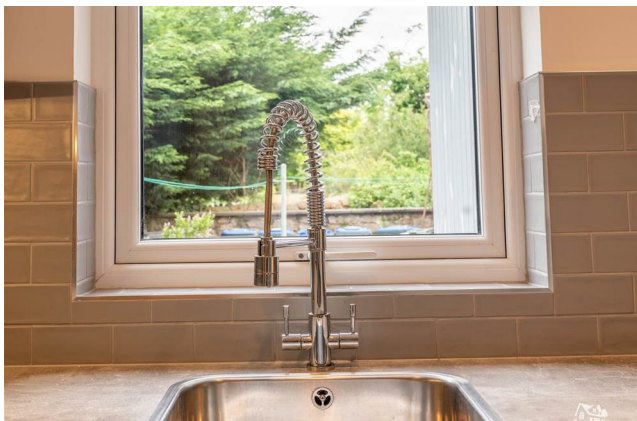
2'4" x 7'11" (0.73 x 2.43)

Bedroom

7'4" x 8'4" (2.24 x 2.55)

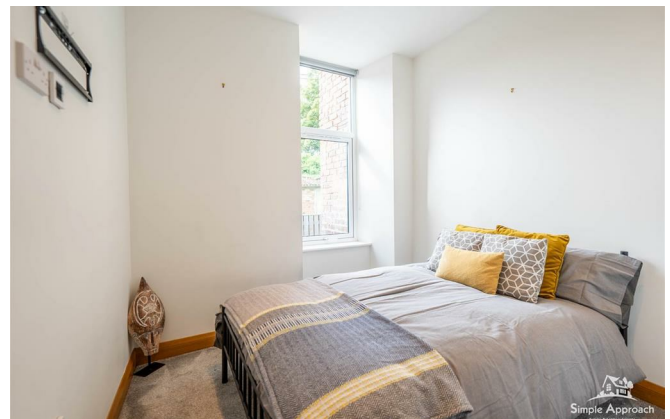
Shower Room

6'2" x 6'3" (1.88 x 1.91)





- Ground Floor, One Bedroom Flat
- Immaculate Move-In Condition
- Sought After Location, Close To All Local Amenities
- 5 Minutes From The Bus And Train Station
- Private Rear Garden
- Ample On Street Parking Available
- Gas Central Heating And Double Glazing



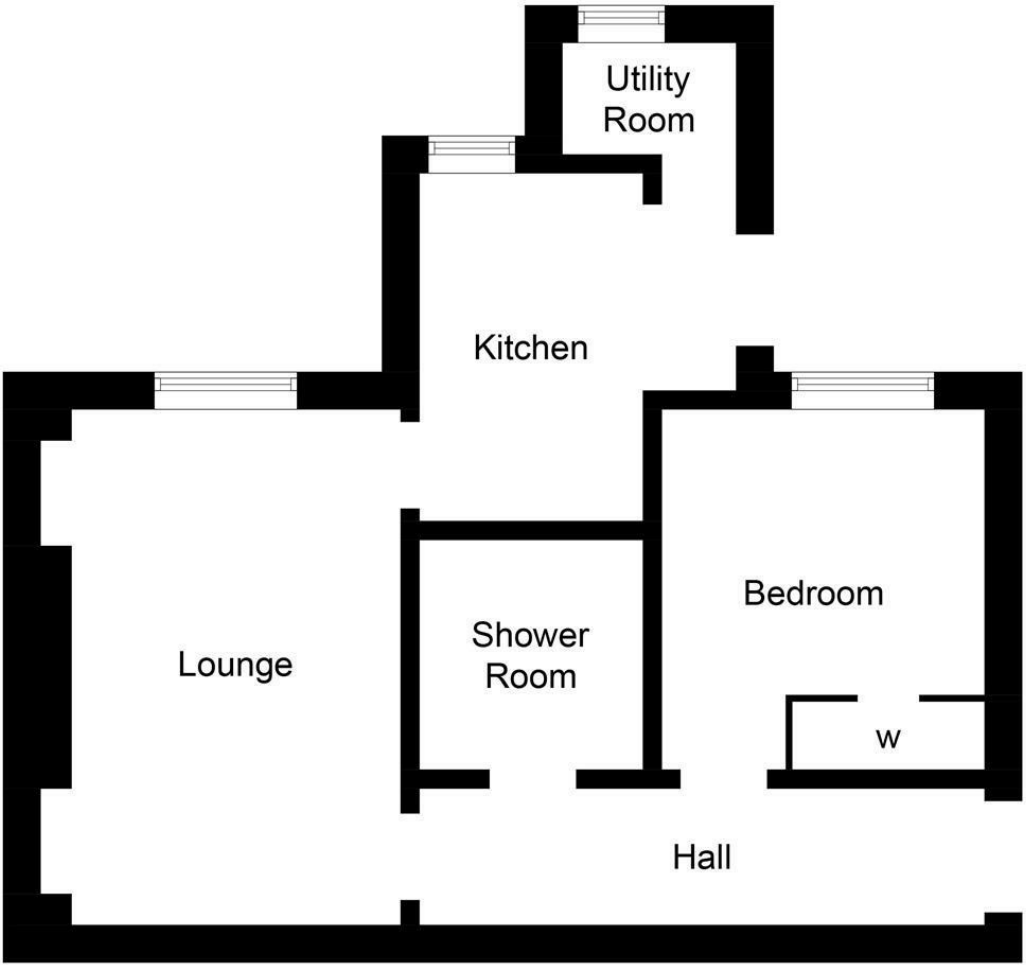
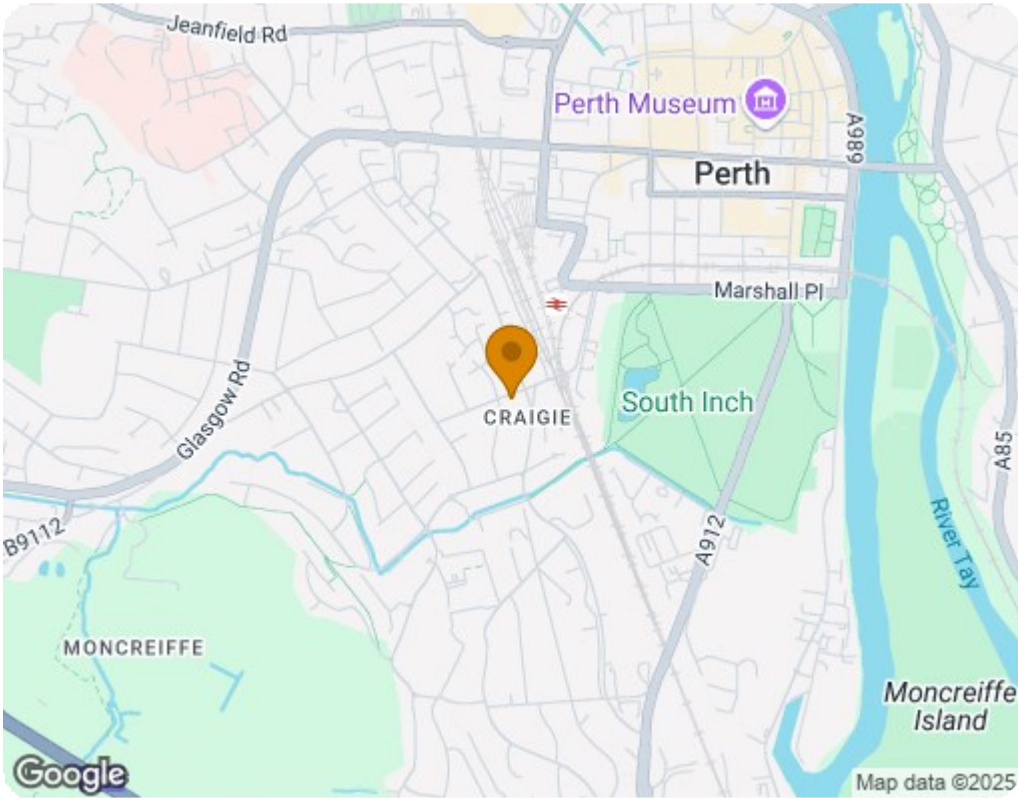


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1205992)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	66	72
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C	65	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC		