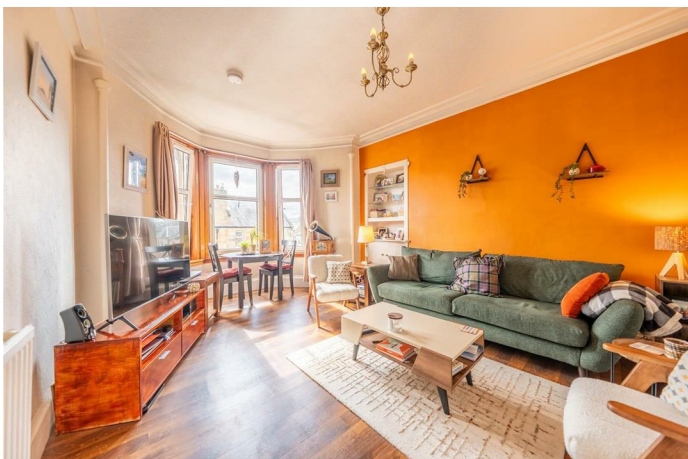


Simple Approach



**Edina Villa, 23D Friar Street, Perth
PH2 0EG**

Offers over £148,995

Spacious and well-presented two-bedroom first floor flat situated in the popular Friar Street area of Perth. This attractive property offers generous living accommodation, ideal for a range of buyers including first-time purchasers, downsizers, or investors. The flat comprises a bright and welcoming lounge with large windows that allow plenty of natural light to fill the space, creating a warm and comfortable environment. The kitchen is a good size, offering generous worktop and storage space.

There are two well-proportioned double bedrooms, both with space for free-standing furniture, and a bathroom fitted with a white suite and shower over the bath. The property benefits from gas central heating and double glazing throughout, ensuring year-round comfort and energy efficiency. Externally, the flat boasts its own private section of garden, perfect for outdoor seating or personal use, along with access to a communal garden area. Ample on-street parking is available to the front, offering convenience for residents and visitors. This property is ideally located for easy access to local amenities, public transport links, and the city centre.

Lounge

11'5" x 11'11" (3.50 x 3.64)

Bedroom One

8'8" x 12'0" (2.66 x 3.66)

Bedroom Two

9'11" x 9'8" (3.03 x 2.95)

Kitchen

6'0" x 7'8" (1.84 x 2.36)

Bathroom

3'11" x 12'0" (1.20 x 3.66)





- First Floor Flat
- Bright & Spacious Lounge
- Gas Central Heating & Double Glazing
- Two Bedrooms
- Modern Kitchen
- Ample On Street Parking
- Spacious Accommodation Throughout
- Private Garden Section & Communal Garden



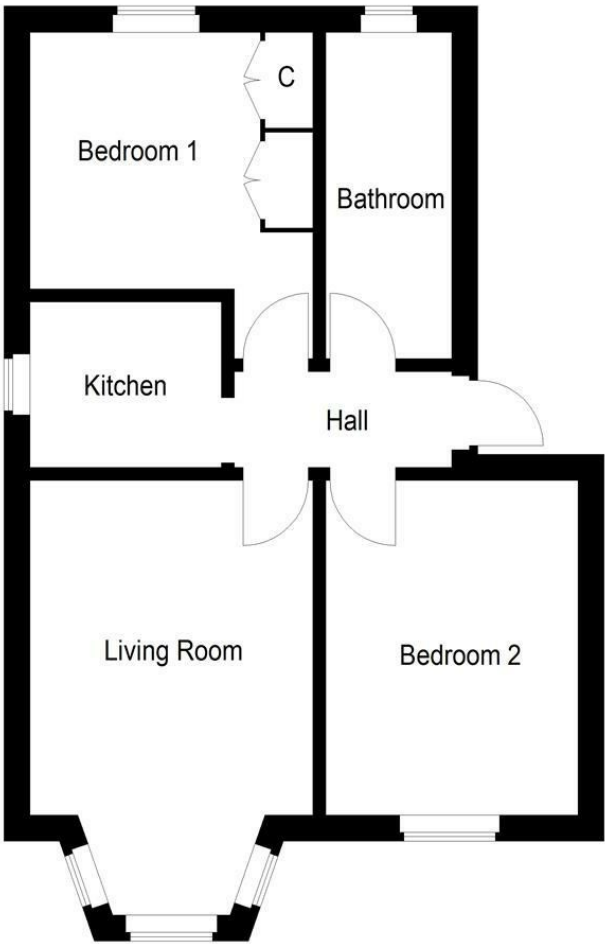
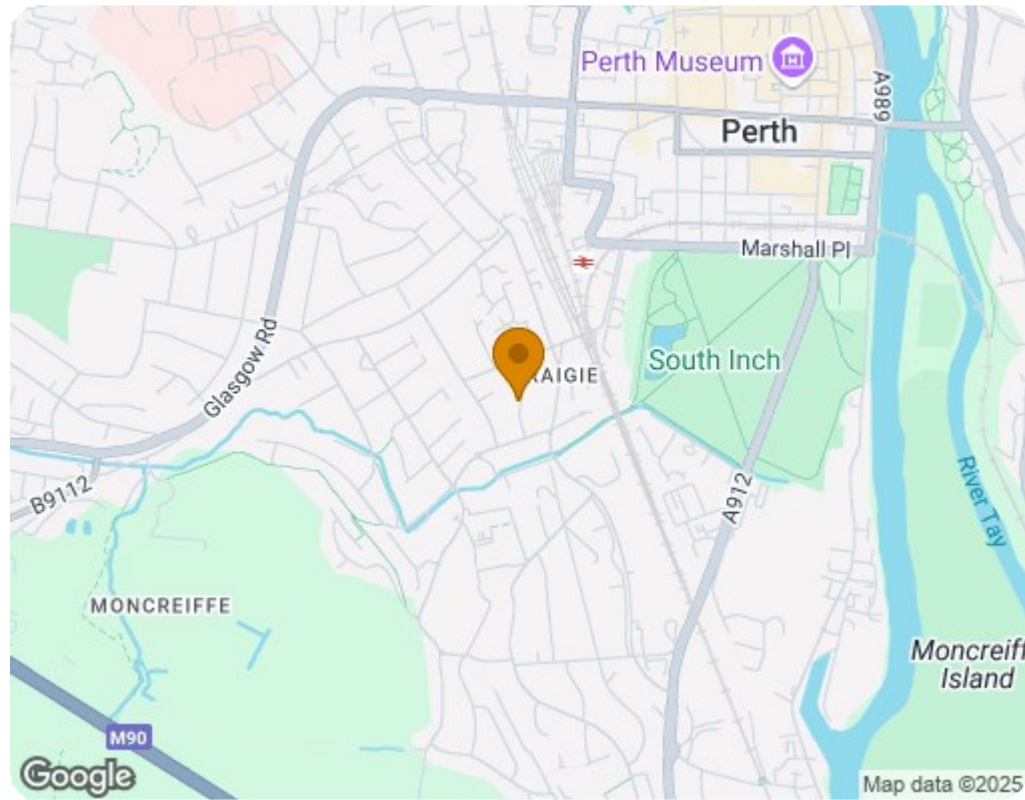


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measurements are approximate,
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	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