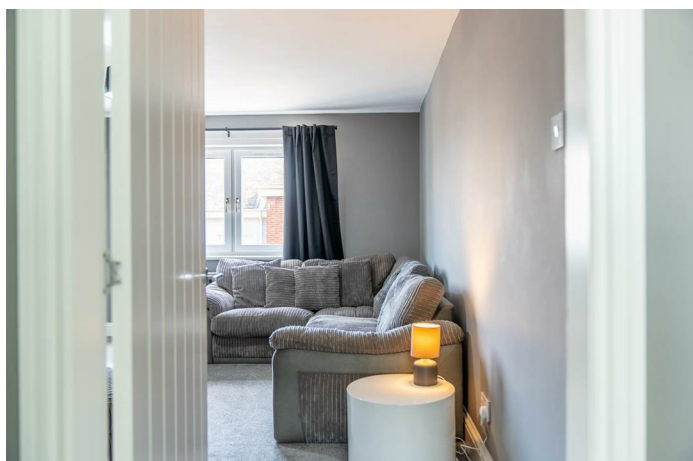


Simple Approach



**11F Stormont Street, Perth
PH1 5NW**

Offers over £99,950

This beautifully presented flat on Stormont Street offers a stylish and comfortable home in one of Perth's most convenient central locations. Perfectly suited for first-time buyers, investors, or those looking to downsize, the property combines modern living with easy access to local amenities, transport links, shops, and leisure facilities.

Inside, the property features a bright and welcoming lounge with ample natural light, creating a warm and inviting space. The modern, sleek kitchen is thoughtfully designed with contemporary fittings and quality appliances, providing a practical and attractive setting for everyday cooking and dining. Accommodation includes two generous double bedrooms, both offering plenty of space for furnishings and storage, and a well-appointed bathroom.

The home further benefits from gas central heating and double glazing throughout, ensuring comfort and energy efficiency year-round. Externally, residents can enjoy a well-maintained communal garden. With its combination of stylish interiors, central location, and excellent condition, this property is a superb opportunity for a variety of buyers. Viewing is essential to appreciate all that is on offer here at Stormont Street, Perth.

Lounge

11'1" x 14'11" (3.39 x 4.56)

Kitchen

6'7" x 13'4" (2.03 x 4.08)

Bedroom One

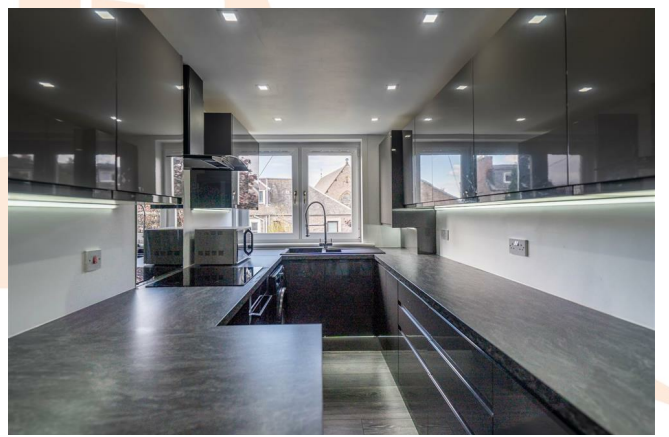
10'7" x 10'6" (3.25 x 3.21)

Bedroom Two

10'7" x 8'0" (3.23 x 2.44)

Family Bathroom

4'11" x 10'4" (1.52 x 3.15)





- Beautifully Presented Flat
- Stylish Fitted Kitchen
- Sought After Central Location
- Two Generous Bedrooms
- Gas Central Heating & Double Glazing
- Think this might be the property for you? Contact our mortgage team to discuss your options — we have appointments available today!
- Bright & Spacious Lounge
- Well Maintained Communal Garden



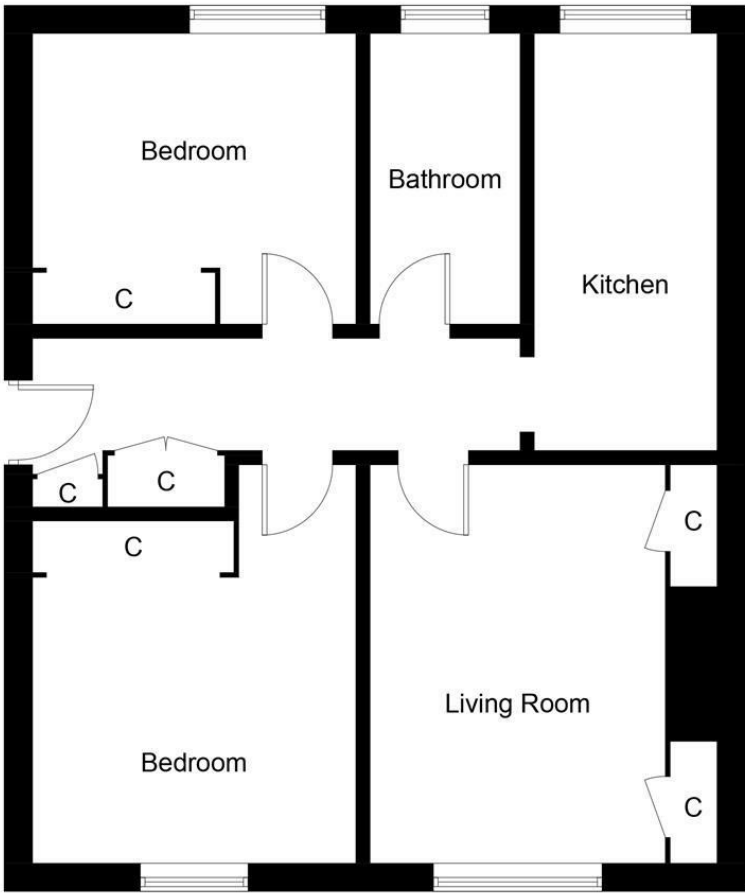
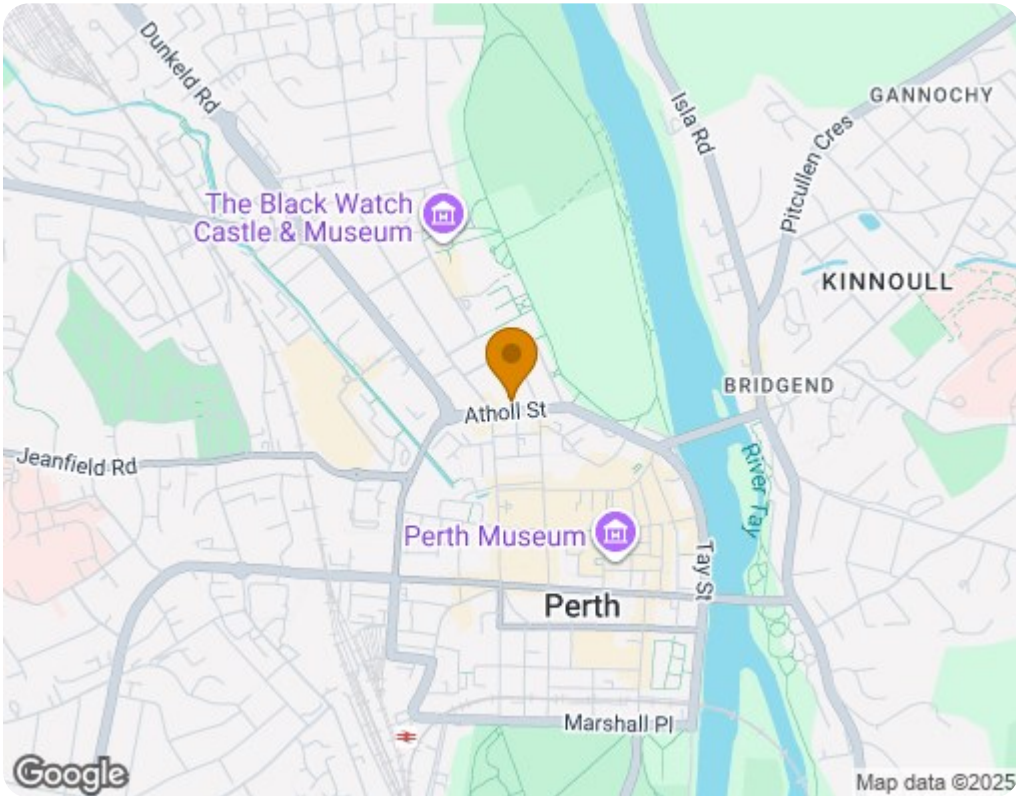


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1243461)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	81
(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	82	86
(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		