

Simple Approach



Estate Agents



**Flat 3C Atholl Street, Perth  
PH1 5NH**

**Offers over £57,500**

## Flat 3C Atholl Street, Perth, PH1 5NH

Set within the heart of Perth, this fantastic property on Atholl Street is ideally placed to take advantage of all local amenities found such as high street shops, café quarter, restaurants, cinema and leisure facilities in the City Centre just a short walk away. With the North Inch across the street there is plenty of green space to enjoy. This flat compromises of an entrance hallway, a bright and spacious lounge, kitchen, one bedroom with fitted storage space and bathroom. This is the ideal property for any first time buyer or Buy To Let investor, viewing is essential to appreciate the space and excellent location on offer at this property.







- Overlooking The North Inch Just A Two Minute Walk From The River Tay
- City Center Location
- Think this might be the property for you? Contact our mortgage team to discuss your options — we have appointments available today!
- Electric Central Heating
- Very Sought After Views Of The North Inch
- Bright and Spacious Lounge
- Five Minute Walk To The River Tay



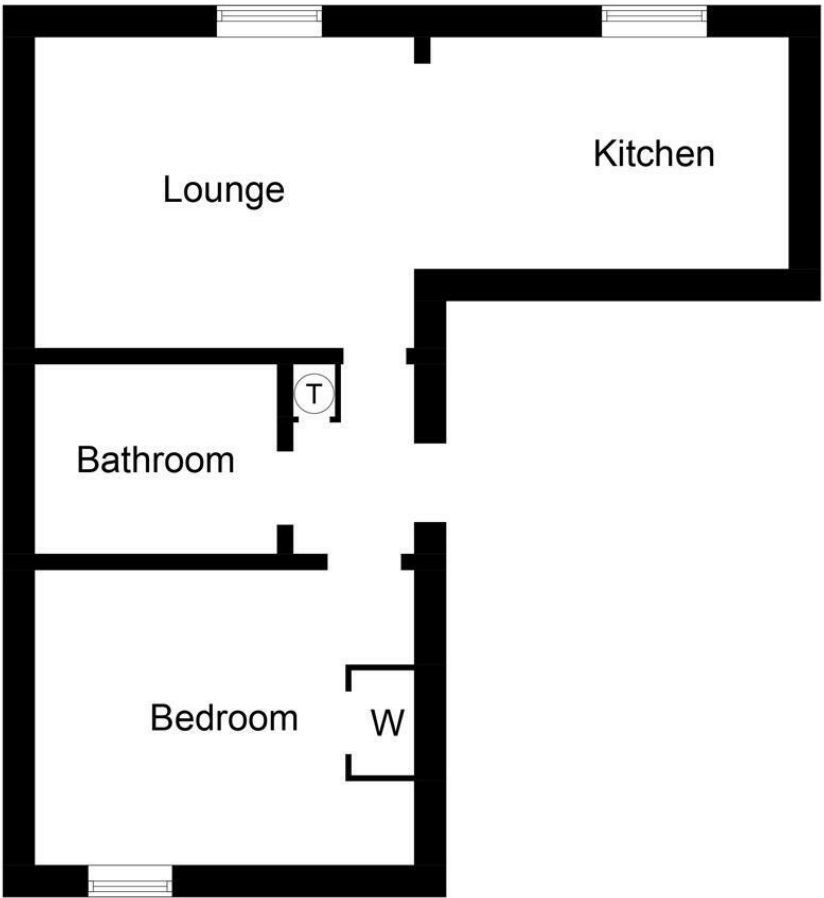
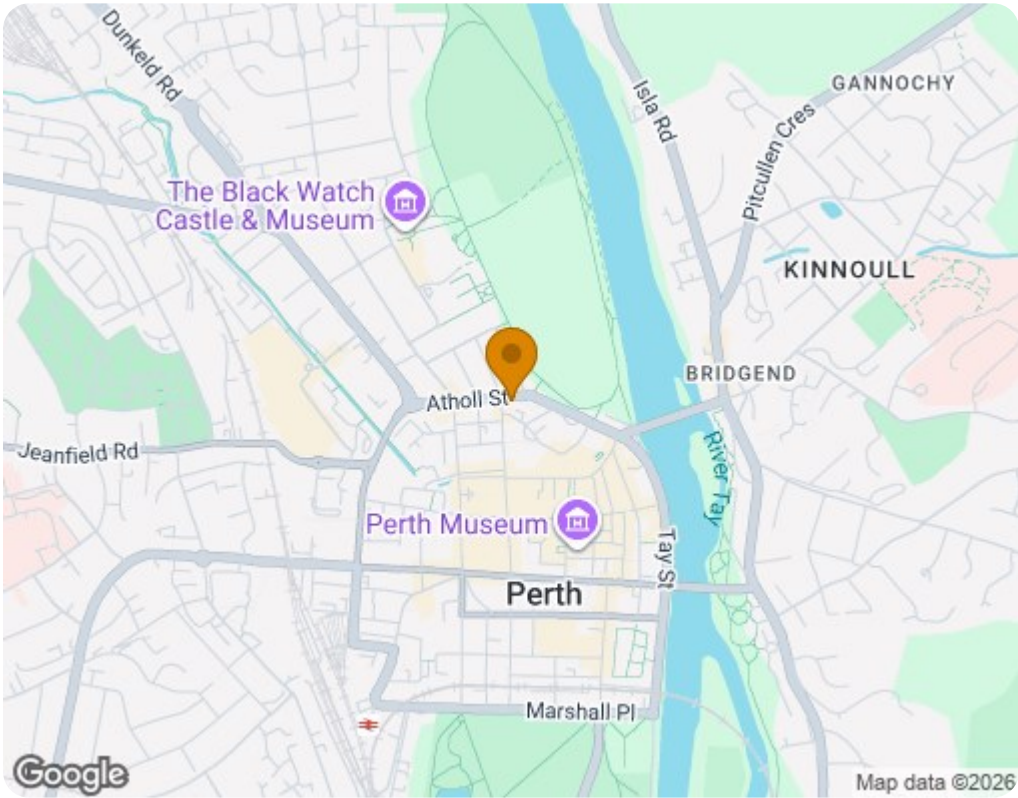



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1184134)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
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		75
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Scotland		EU Directive 2002/91/EC 