

Simple Approach



14 St. John Street, Perth
PH1 5SP

Offers over £63,950

Simple Approach are delighted to welcome this well presented flat on St John Street, Perth to the residential sales market. Situated within the heart of Perth City Centre, this charming property enjoys a fantastic location with an excellent range of local amenities, shops, cafés, restaurants and transport links all just moments away. Offering well-proportioned accommodation throughout, this home is ideally suited to first-time buyers looking to step onto the property ladder or investors seeking an excellent buy-to-let opportunity.

The accommodation comprises a bright and spacious open plan lounge and modern kitchen, creating a fantastic living and entertaining space, one generous double bedroom and a shower room. Warmth is provided through electric heating.

Combining a highly convenient city centre location with well presented accommodation, this property is sure to appeal to a wide range of purchasers. Early viewing is highly recommended.

Lounge + Kitchen

10'1" x 14'3" (3.09 x 4.36)

Bedroom

8'8" x 8'3" (2.65 x 2.52)

Bathroom

4'4" x 6'3" (1.33 x 1.91)





- Prime Perth City Centre Location
- Move In Condition
- One Generous Bedroom
- Bright Open Plan Lounge & Modern Kitchen
- Ideal For First-Time Buyers Or Investors
- Electric Heating
- Walking Distance To Shops, Cafés & Transport Links
- Think this might be the property for you? Contact our mortgage team to discuss your options — we have appointments available today!



Flat B, 14 St. John Street

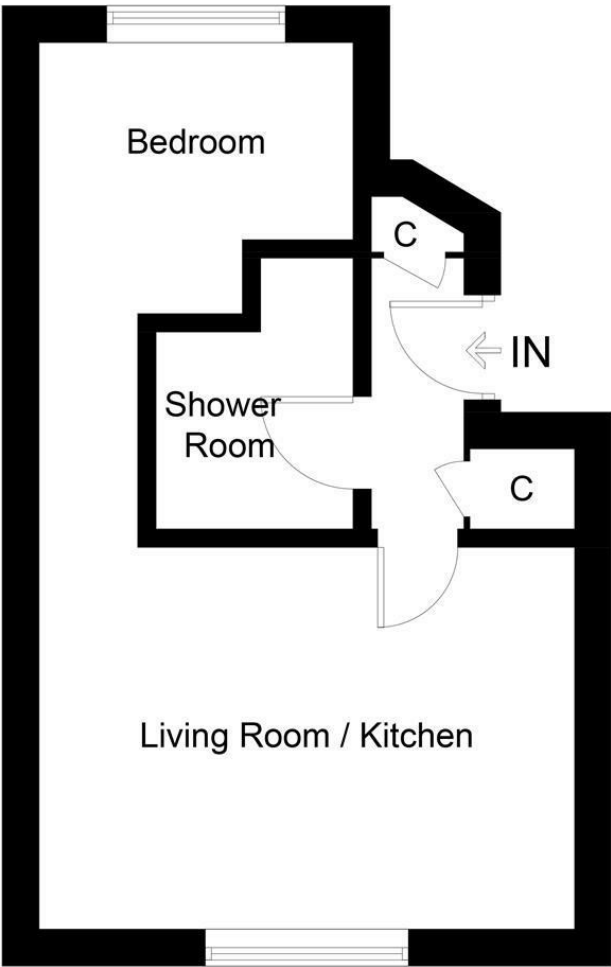
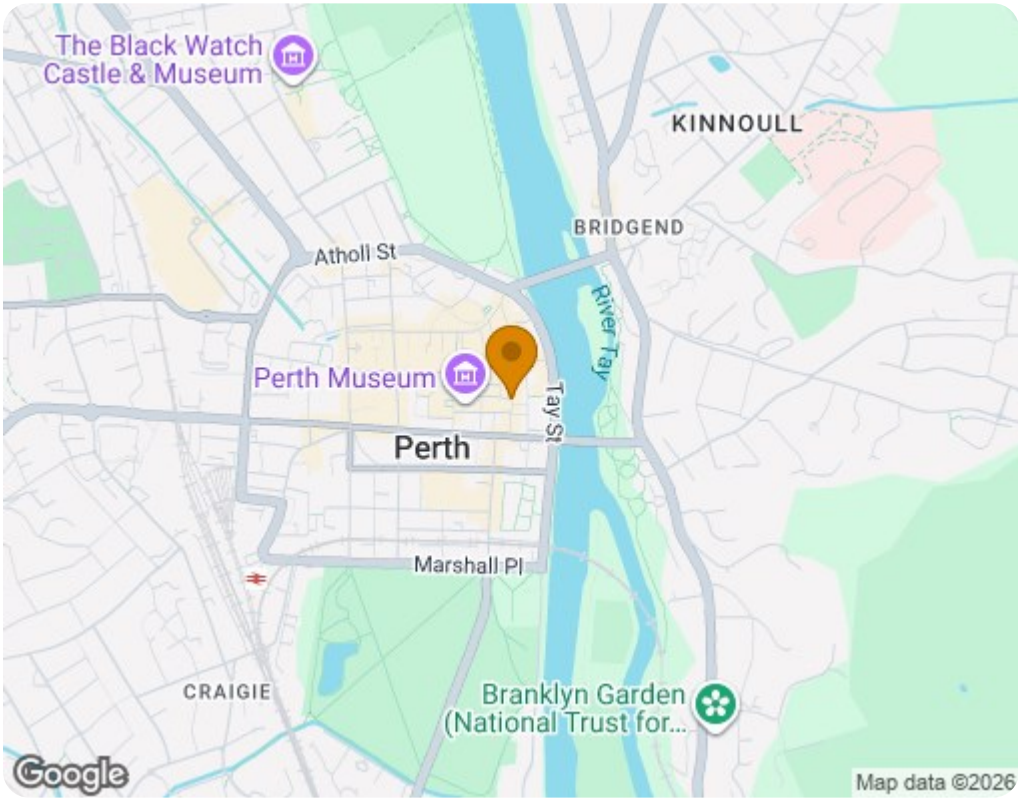


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1324605)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	57	
(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		94
(81-91) B	89	
(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		