

Simple Approach



**38B. Atholl Street, Perth  
PH1 5NN**

**Offers over £69,950**

This two-bedroom flat on Atholl Street offers bright, spacious accommodation in a highly sought-after city centre location, placing Perth's shops, cafés, leisure facilities, and transport links right on the doorstep. Offering excellent potential, the property would make an ideal purchase for buyers looking to personalise the space.

Inside, the flat features a generous lounge with ample room for both living and dining furniture, creating a comfortable and versatile setting. The good-sized kitchen provides plenty of storage and worktop space, while the bathroom and two well-proportioned bedrooms complete the layout. Each room benefits from great natural light, adding to the sense of space throughout. The property is further enhanced by gas central heating and double glazing, ensuring comfort and efficiency. With its fantastic central position and scope for modernisation, this Atholl Street flat represents an appealing opportunity for a range of buyers, including first-time purchasers and investors.

**Lounge**

15'2" x 12'1" (4.64 x 3.70)

**Kitchen**

7'0" x 15'11" (2.14 x 4.87)

**Bedroom One**

10'11" x 12'0" (3.33 x 3.68)

**Bedroom Two**

9'8" x 9'8" (2.97 x 2.95)

**Bathroom**

7'5" x 4'0" (2.27 x 1.24)





- Bright and spacious two-bedroom flat
- Good-sized kitchen
- Close to shops, cafés, transport links and local amenities
- In a prime city centre location
- Ideal opportunity for buyers looking to carry out upgrades
- Suitable for first-time buyers or investors
- Generous lounge with ample space for living and dining
- Gas central heating and double glazing



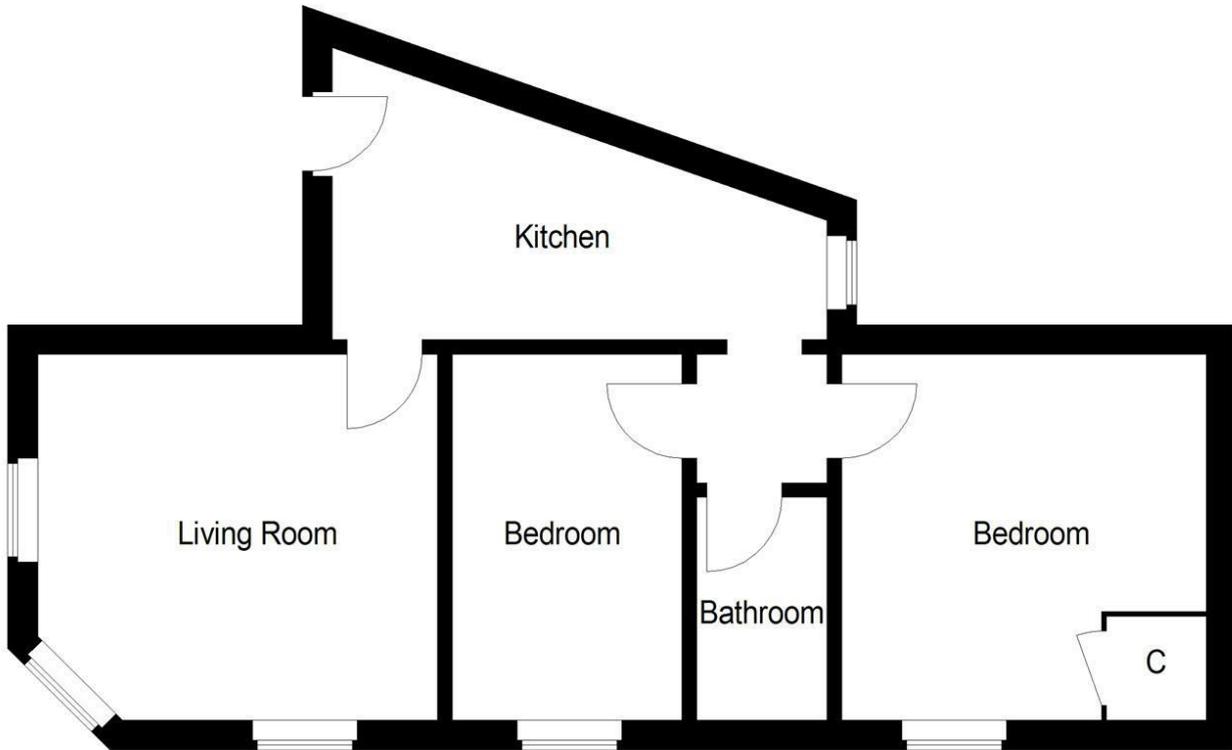
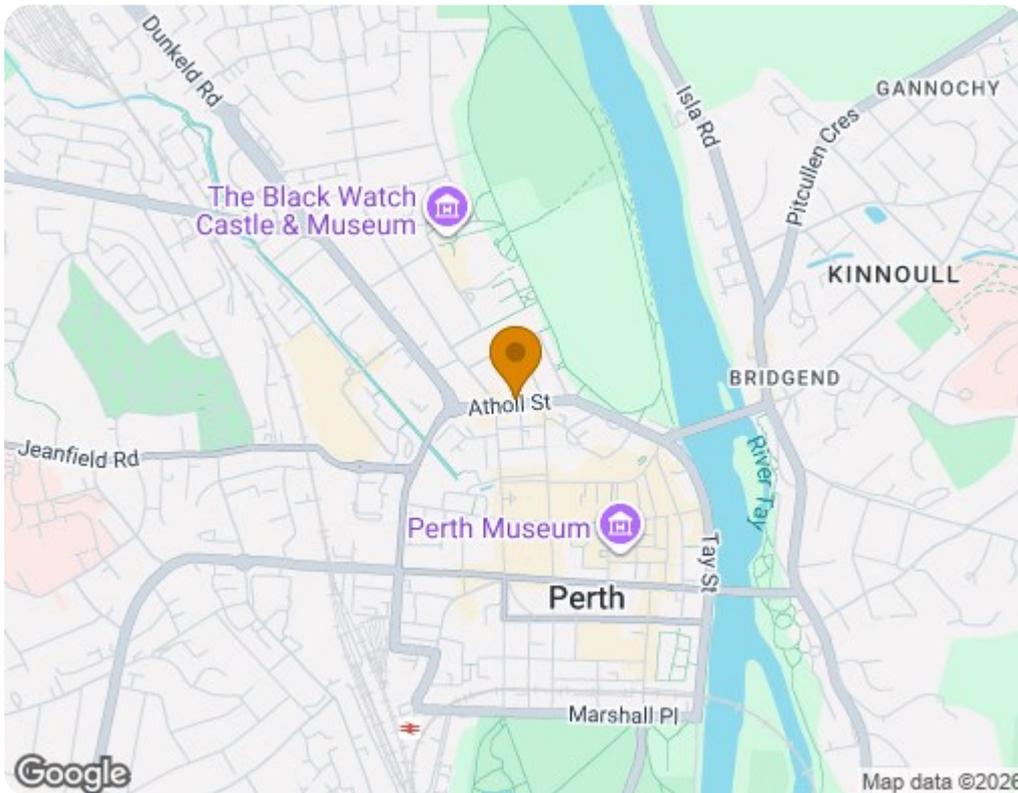


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1260658)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	73
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
Scotland		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	70	79
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
Scotland		