

Simple Approach



**55 High Street, Perth  
PH1 5TJ**

**Offers over £69,950**

Nestled in the heart of Perth on the bustling High Street, this immaculate house presents an exceptional opportunity for first-time buyers and investors alike. The property boasts a bright and spacious lounge, perfect for relaxation and entertaining guests. The well-appointed modern kitchen is designed for both functionality and style, making meal preparation a delight.

This charming Apartment features one generous double bedroom, providing a comfortable retreat at the end of the day. The stylish bathroom is equipped with contemporary fixtures, ensuring a pleasant experience for daily routines.

With electric central heating, the property promises warmth and comfort throughout the year. Its prime city center location means that local amenities are just a stone's throw away, offering convenience for shopping, dining, and leisure activities.

This delightful apartment is in move-in condition, allowing you to settle in without delay. Whether you are looking to make your first step onto the property ladder or seeking a sound investment, this property on High Street is not to be missed.

### Lounge

14'9" x 8'5" (4.52 x 2.57)

### Kitchen

9'3" x 6'2" (2.83 x 1.89)

### Bedroom

10'5" x 9'4" (3.18 x 2.86)

### Wardrobe

5'1" x 9'9" (1.56 x 2.98)

### Bathroom

4'9" x 12'6" (1.45 x 3.82)

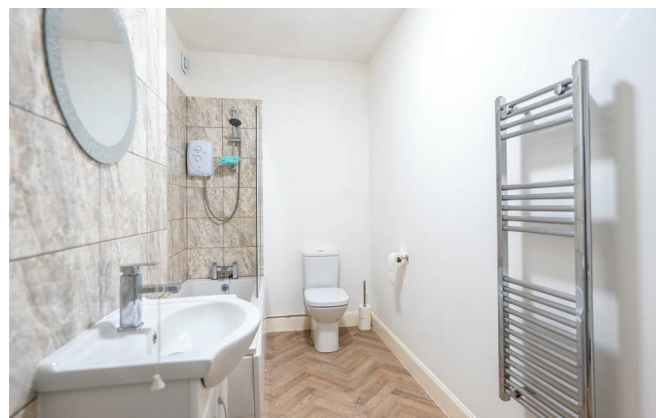
### Hallway

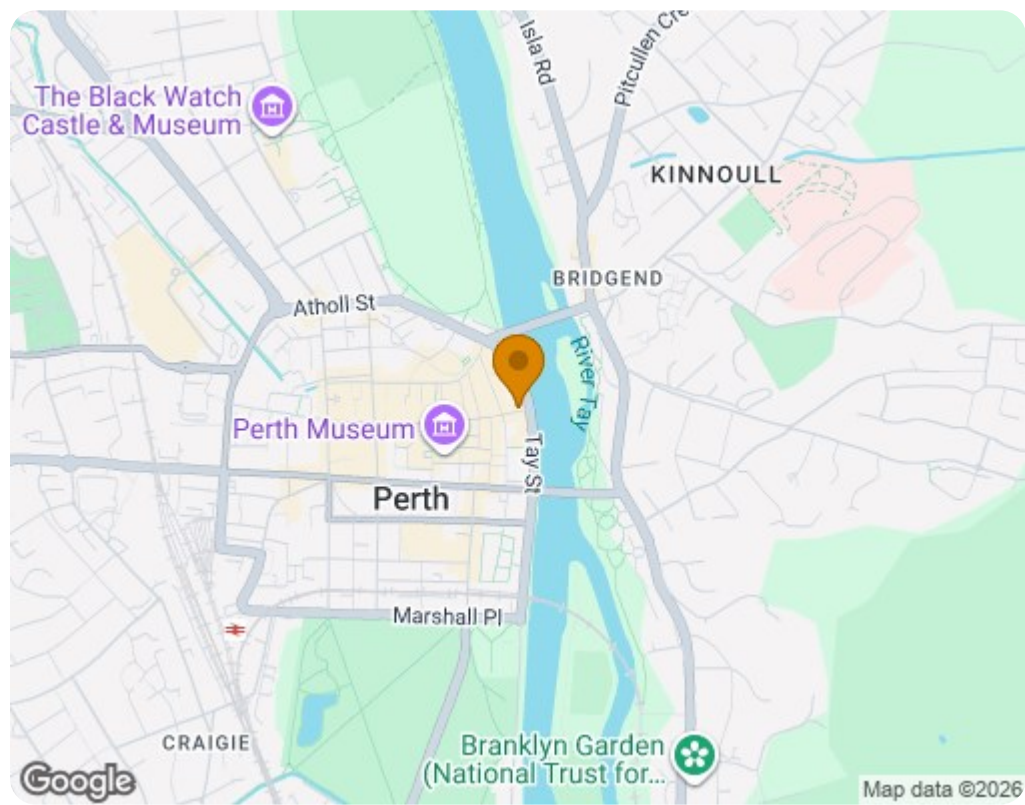
10'0" x 6'6" (3.06 x 1.99)





- Immaculate Move In Condition
- One Double Bedroom
- Local Amenities At Your Doorstep
- Third Floor Apartment
- Bright & Spacious Lounge
- Great For First Time-Buyers And Investors
- City Center Location
- Electric Central Heating &
- Think this might be the property for you? Contact our mortgage team to discuss your options!





| Energy Efficiency Rating                                        |         |                            |
|-----------------------------------------------------------------|---------|----------------------------|
|                                                                 | Current | Potential                  |
| Very energy efficient - lower running costs                     |         |                            |
| (92 plus) A                                                     |         | 83                         |
| (81-91) B                                                       |         |                            |
| (69-80) C                                                       |         |                            |
| (55-68) D                                                       | 57      |                            |
| (39-54) E                                                       |         |                            |
| (21-38) F                                                       |         |                            |
| (1-20) G                                                        |         |                            |
| Not energy efficient - higher running costs                     |         |                            |
| Scotland                                                        |         | EU Directive<br>2002/91/EC |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                            |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |                            |
| Scotland                                                        |         | EU Directive<br>2002/91/EC |