Simple Approach

Estate Agents

23 Speygate, Perth

PH2 8PJ

Offers over £78,950

13-15 St Leonards Bridge, Perth, PH2 0DR
Tel: 01738 827864 Email: info@simpleapproachea.co.uk www.simpleapproachea.co.uk

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Situated on Speygate, this well presented two-bedroom flat offers an excellent opportunity for comfortable city living in the heart of Perth. The property is well-maintained and boasts a bright and airy interior, making it an ideal home for professionals, couples, or investors. Upon entering, you are welcomed into a spacious hallway leading to a generously sized lounge with large windows that allow plenty of natural light, a good sized kitchen, two bedrooms and a bathroom with shower over bath facility.

With its central location, this flat provides easy access to Perth's vibrant city centre, including a wide range of shops, restaurants, cafes, and leisure facilities. Excellent transport links, including bus and train connections, ensure convenient travel to surrounding areas. Additional features include secure entry, electric heating, and double glazing. This fantastic flat combines modern living with a prime location, making it a must-see for those looking for a stylish and convenient home in Perth.

Lounge
15'1" x 9'2" (4.62 x 2.81)

Kitchen
8'7" x 6'3" (2.64 x 1.92)

Bedroom One
8'10" x 9'1" (2.70 x 2.78)

Bedroom Two
8'5" x 8'7" (2.59 x 2.64)

Bathroom
8'0" x 4'9" (2.44 x 1.45)

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- Top Floor Flat
- Bright & Spacious Lounge
- Two Generous Bedrooms
- Secure Entry System
- City Centre Location
- Electric Heating & Double Glazing

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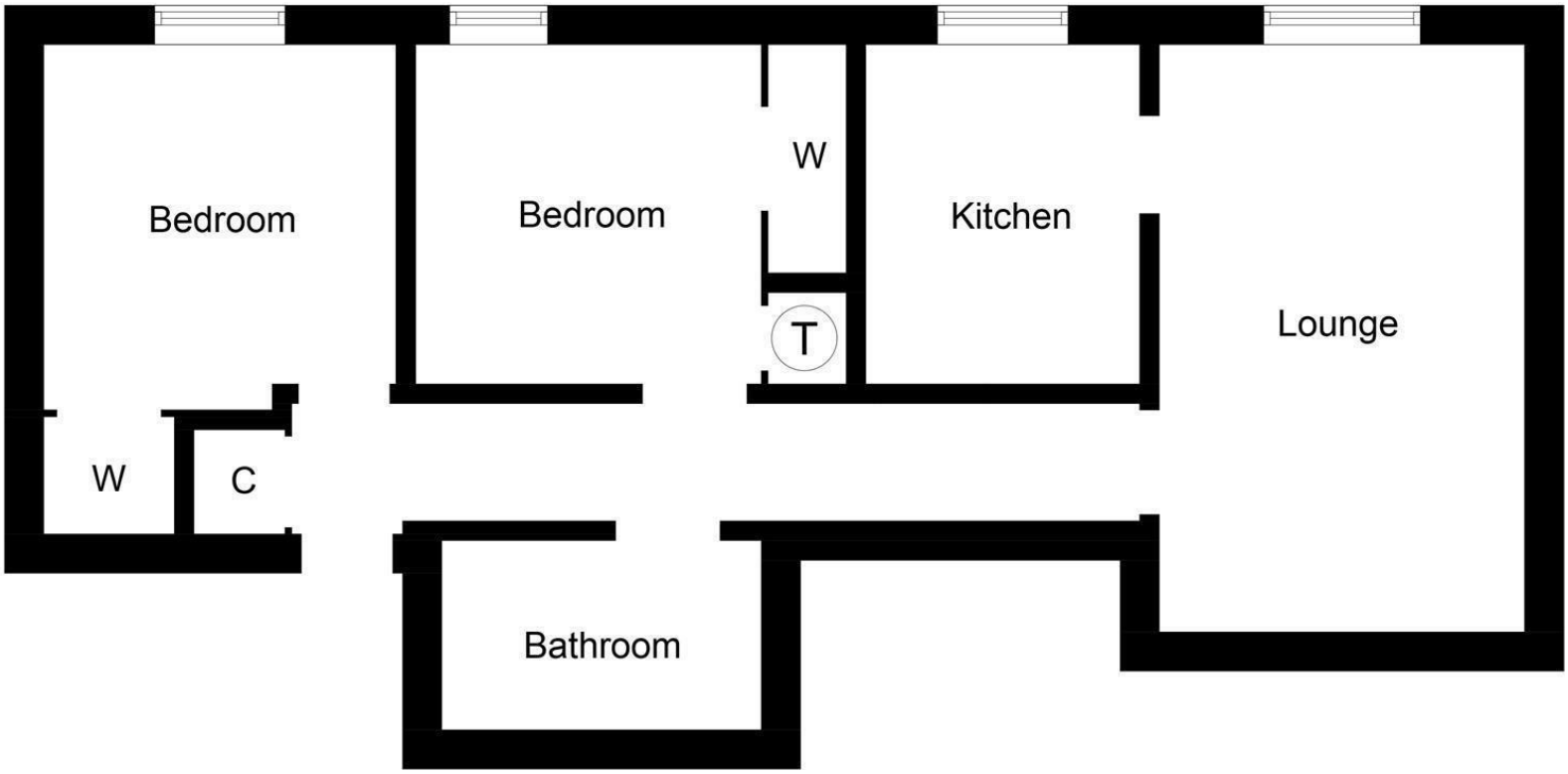

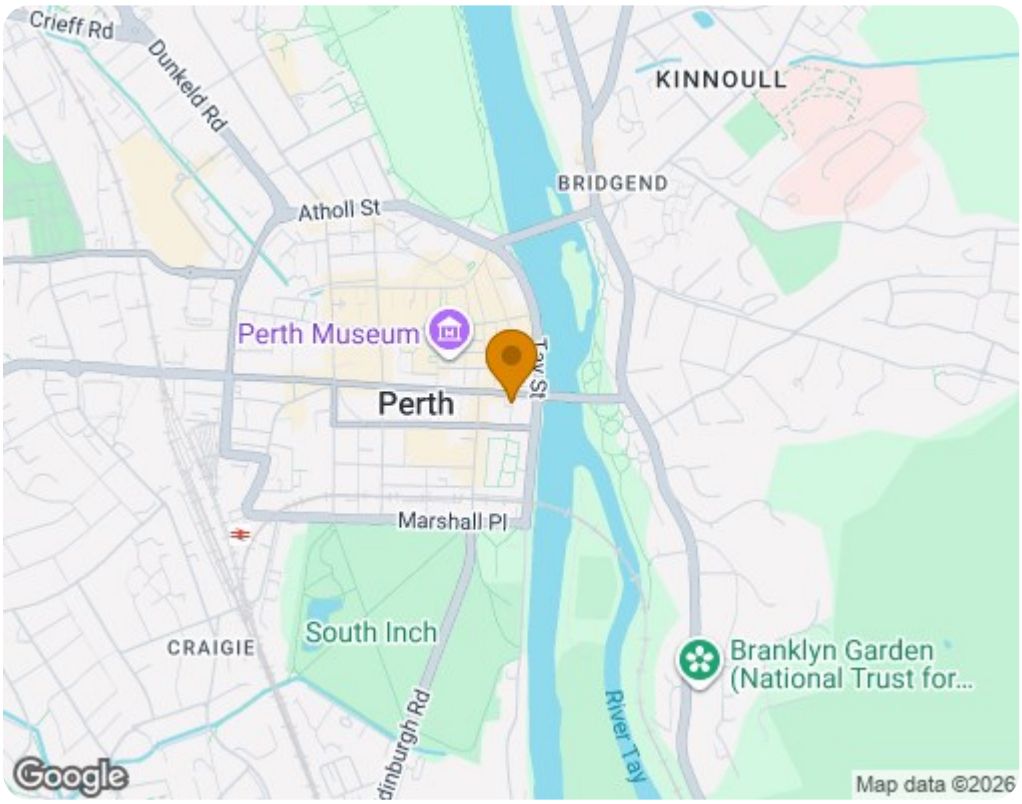

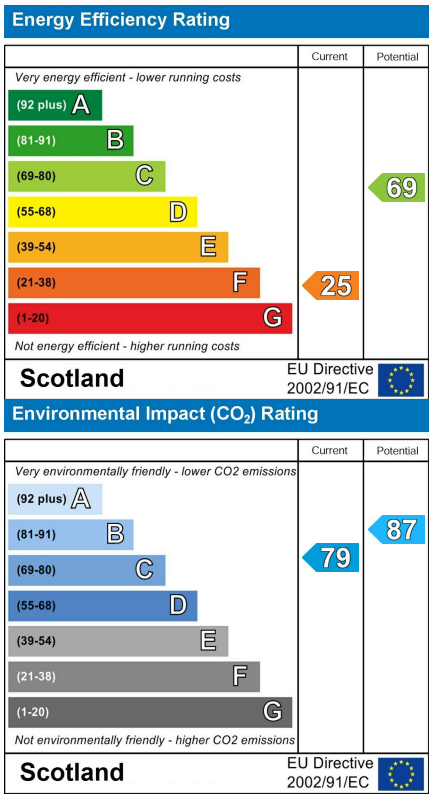

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