

Simple Approach



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

Offers over £69,950

Located 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)

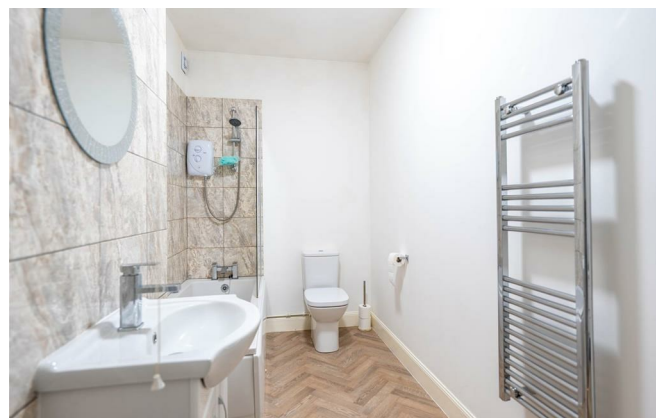
Hallway

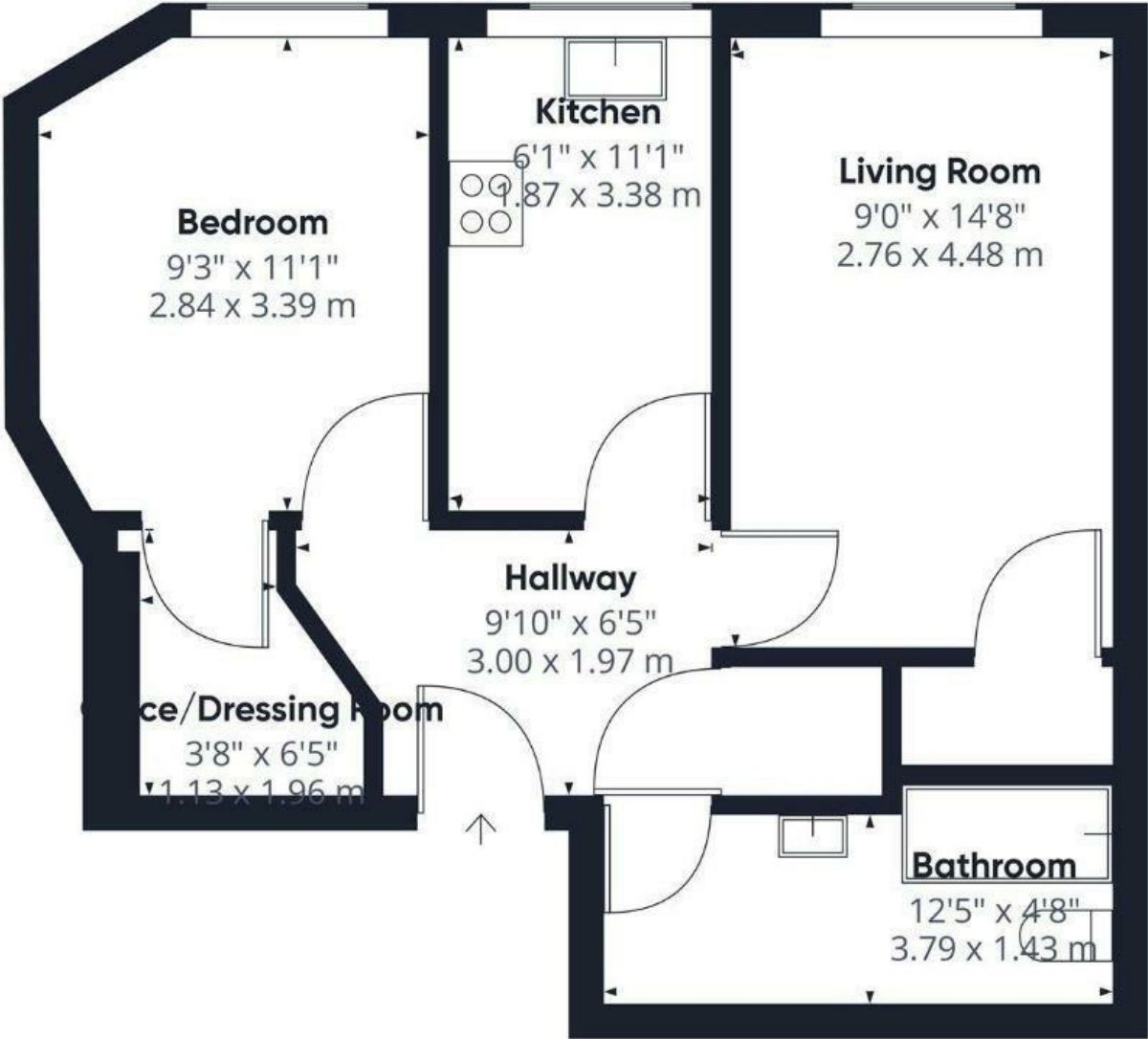
10'0" x 6'6" (3.06 x 1.99)





- 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 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	