Simple Approach

Estate Agents







30D George Street, Perth

PH1 5JR

Offers over £104,950

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

30D George Street, Perth, PH1 5JR

Simple Approach are delighted to welcome to the market this well-presented and spacious two-bedroom flat situated on George Street, Perth. Presented in great move-in condition, the property offers bright and welcoming accommodation throughout, including a modern open-plan kitchen and lounge providing an excellent space for both relaxing and entertaining. There are two good-sized bedrooms along with a well-appointed bathroom featuring a shower over bath facility. The property further benefits from electric panel heating and a city-centre location, placing a wide range of shops, cafés, restaurants and local amenities within easy reach. This attractive property would make an excellent opportunity for first-time buyers, investors or those simply looking to enjoy the convenience of a central Perth location.

Lounge
12'1" x 10'0" (3.69 x 3.05)

Kitchen
8'4" x 9'9" (2.56 x 2.99)

Bedroom One
9'4" x 9'1" (2.87 x 2.79)

Bedroom Two
9'4" x 8'2" (2.85 x 2.50)

Bathroom
5'0" x 7'4" (1.53 x 2.26)











- Immaculate Well Presented Stone Built Apartment
- Brand New Electric Panel Heating
- Ideal For First Time Buyers Or Investors
- Two Spacious Bedrooms
- Sought After City Centre Location
- Brand New Modern Open Plan Kitchen & Lounge
- Secure Well Maintained Entrance



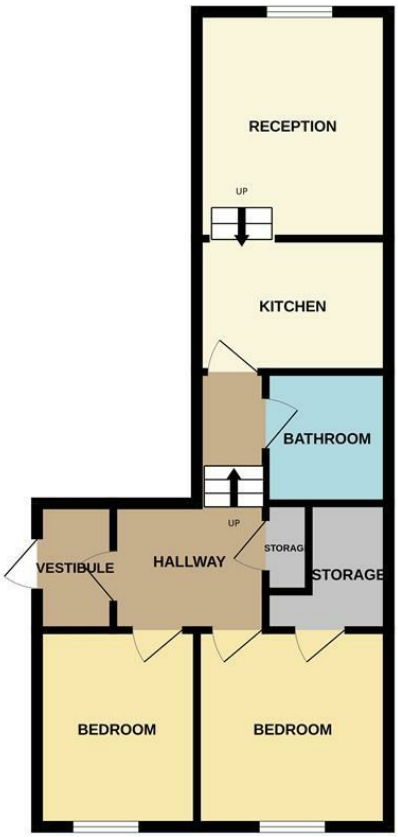




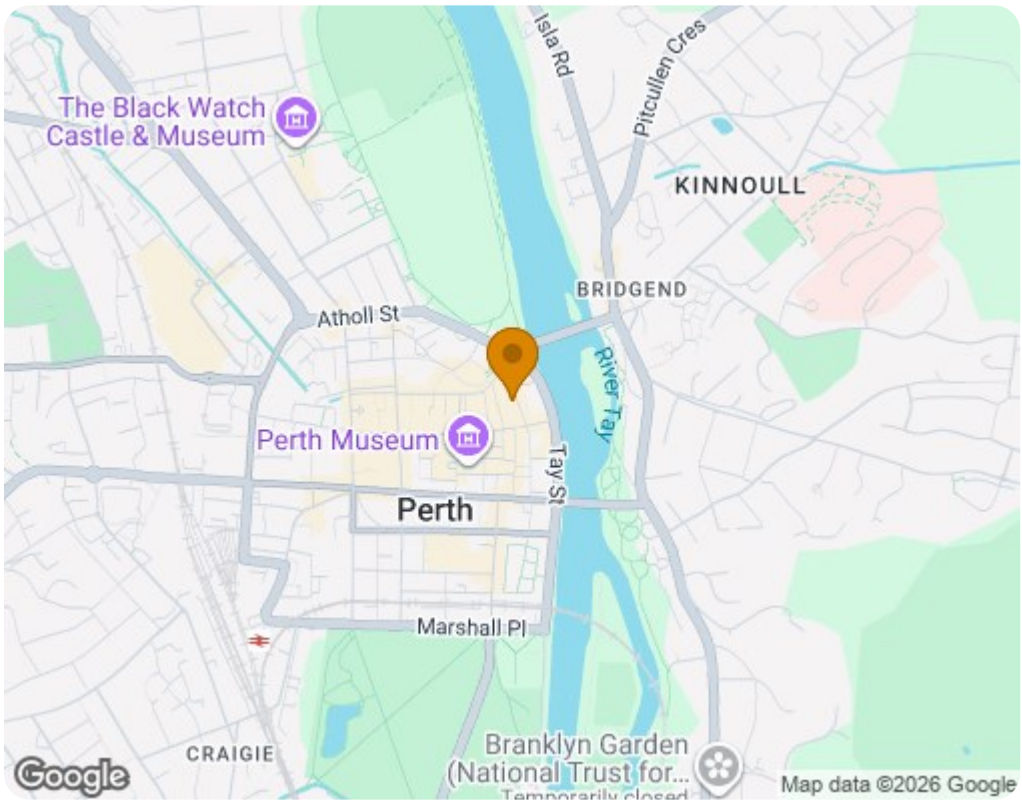


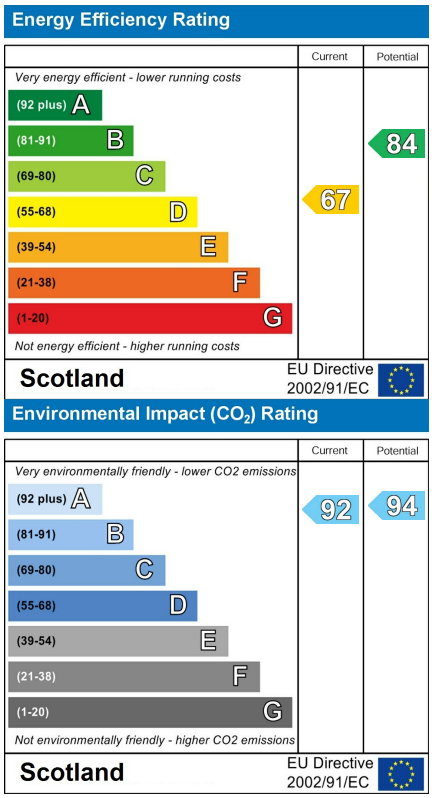
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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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