

Simple Approach



103 Knights Court North William Street, Perth

PH1 5NB

Offers over £94,500

This charming one-bedroom ground floor flat is located in the highly sought-after retirement development of Knights Court, on North William Street, Perth. Ideal for those seeking comfort, convenience, and a peaceful living environment, this property offers well-planned accommodation with modern updates. The flat comprises a bright and spacious lounge with patio doors to the front, allowing plenty of natural light and easy access to outdoor spaces. The kitchen is practical and well-proportioned, providing ample storage and workspace. A shower room serves the property, featuring contemporary fixtures and a clean, functional layout. The bedroom is generously sized and the flat benefits from being a ground-floor setting, ideal for ease of access. Additional storage is provided by a large store cupboard, perfect for keeping belongings neatly tucked away.

Recent upgrades include new electric heating, ensuring efficient and reliable warmth throughout the flat. Knights Court itself is a respected retirement community, offering a welcoming and secure environment for residents, while being conveniently situated close to local amenities, shops, and public transport links in Perth. This ground-floor flat is perfect for those seeking a comfortable, low-maintenance home in a friendly and convenient retirement setting.

Lounge

10'5" x 23'3" (3.20 x 7.09)

Kitchen

7'6" x 7'1" (2.29 x 2.16)

Bedroom

13'5" x 9'3" (4.10 x 2.84)

Shower Room

5'6" x 6'7" (1.68 x 2.02)





- Ideal Ground Floor Setting
- Modern Electric Heating & Double Glazing
- Close To All Local Amenities
- Think this might be the property for you? Contact our mortgage team to discuss your options — we have appointments available today!
- Sought After Retirement Apartment
- Residential Parking
- Communal Common Room And Lounge
- On Site Manager Available Mon-Friday 9-5
- Lift Serving The Block and Secure Entry
- Factor Fee Approx £1600 Per Year



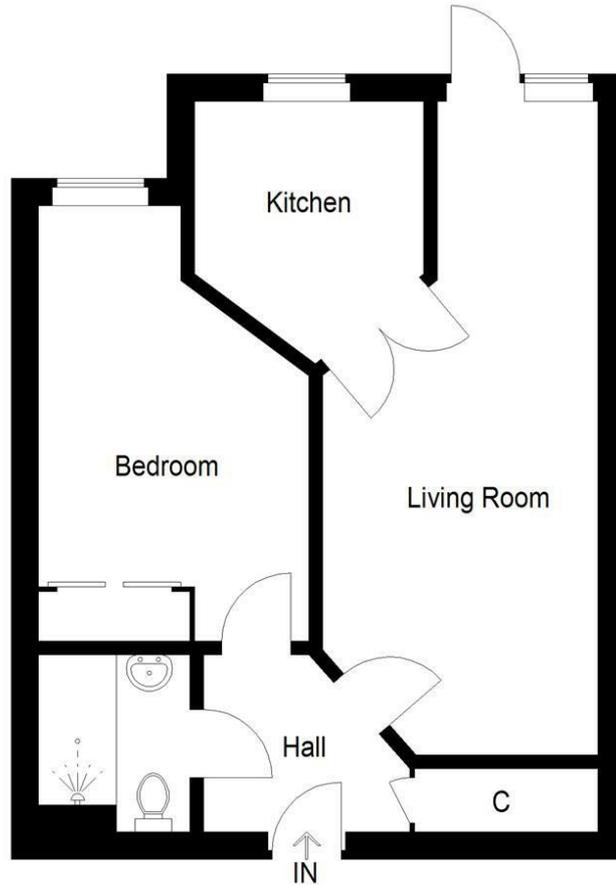
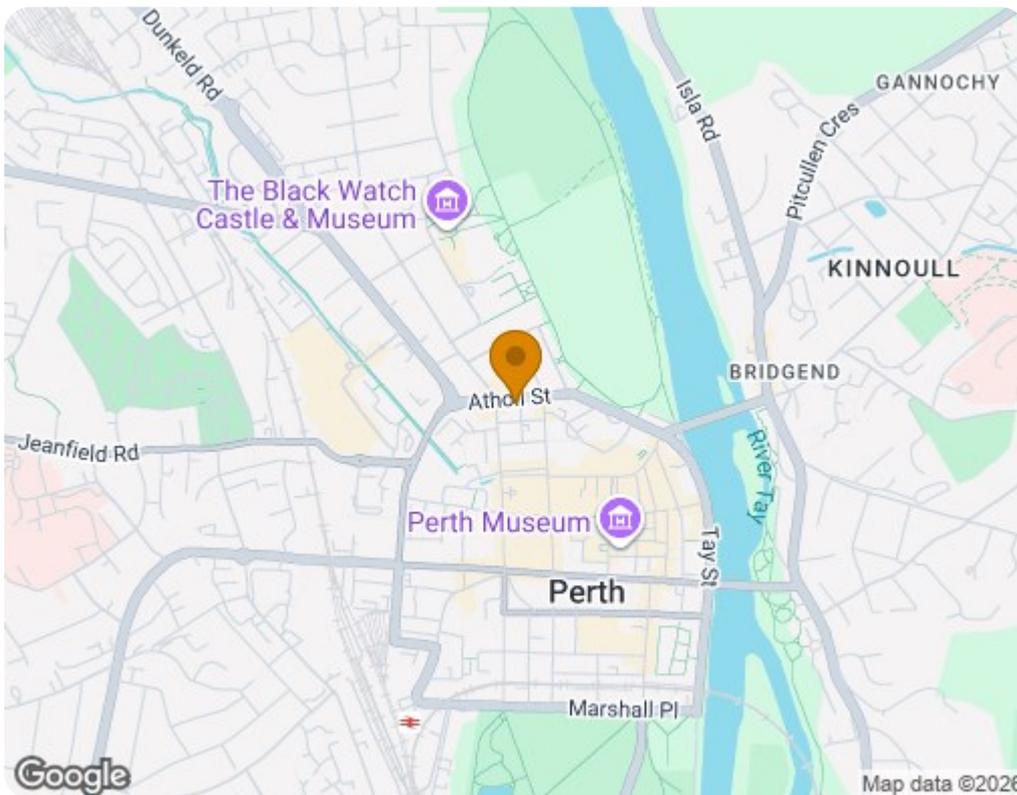


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1246069)



| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 69 | 79 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| EU Directive 2002/91/EC | | |
| Scotland | | |
| Environmental Impact (CO ₂) Rating | | |
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | 92 | 93 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| EU Directive 2002/91/EC | | |
| Scotland | | |