

Simple Approach



**Flat 18 Beaumont House 15 St. Johns Place, Perth  
PH1 5SZ**

**Offers over £199,950**



This exceptionally unique apartment within Beaumont House, St. John's Place, Perth offers an impressive level of space and character, set right in the heart of the city centre. Boasting a versatile and thoughtfully designed layout, this property is ideal for those seeking something distinctive with generous living accommodation throughout.

At the heart of the home is a bright and expansive lounge and dining area, perfect for both everyday living and entertaining. A standout feature of the property is the maisonette-style office space, providing a flexible and elevated area ideal for home working or creative use.

The apartment further benefits from a large, well-appointed kitchen with ample storage and workspace, as well as a separate utility room for added convenience. There are two generously sized bedrooms, both complete with their own en-suite facilities, offering comfort and privacy. A separate WC adds further practicality to the layout.

Additional features include gas central heating and double glazing, ensuring warmth and efficiency throughout the year.

With its substantial living space, unique internal design, and prime city centre location, this property presents a rare opportunity to acquire a truly distinctive home in Perth. Early viewing is highly recommended to fully appreciate all that is on offer.

In addition to the flat, the owner is also offering for sale a separate garage located in the town centre, presenting a rare and valuable opportunity for prospective purchasers. Ideal for secure parking or additional storage, acquiring both the flat and garage offers added convenience.

#### **Lounge**

18'2" x 13'8" (5.55 x 4.17)

#### **Dining Area**

13'3" x 12'3" (4.04 x 3.75)

#### **Office Room**

13'2" x 15'2" (4.02 x 4.64)

#### **WC**

5'5" x 3'11" (1.67 x 1.21)

#### **Utility Room**

5'11" x 6'5" (1.82 x 1.96)

#### **Kitchen**

14'8" x 8'2" (4.49 x 2.51)

#### **Master Bedroom**

13'8" x 12'7" (4.18 x 3.85)

#### **En-suite Shower Room**

6'3" x 6'8" (1.91 x 2.04)

#### **Bedroom Two**

9'6" x 13'11" (2.91 x 4.25)

#### **En-suite Bathroom**

7'6" x 5'10" (2.29 x 1.78)







- Prestigious City Centre Apartment With Great Views Over Perth
- Two Ensuite's Shower/Bathrooms
- Gas Central Heating & Double Glazing
- Well Presented Throughout
- Sizeable Kitchen with Separate Utility Room
- Highly Sought After Central Location
- Two Generous Bedrooms
- Maisonette Style Office Space
- Welcoming Reception Area With Access To The Lift - Owners Association £102.75 Per Month



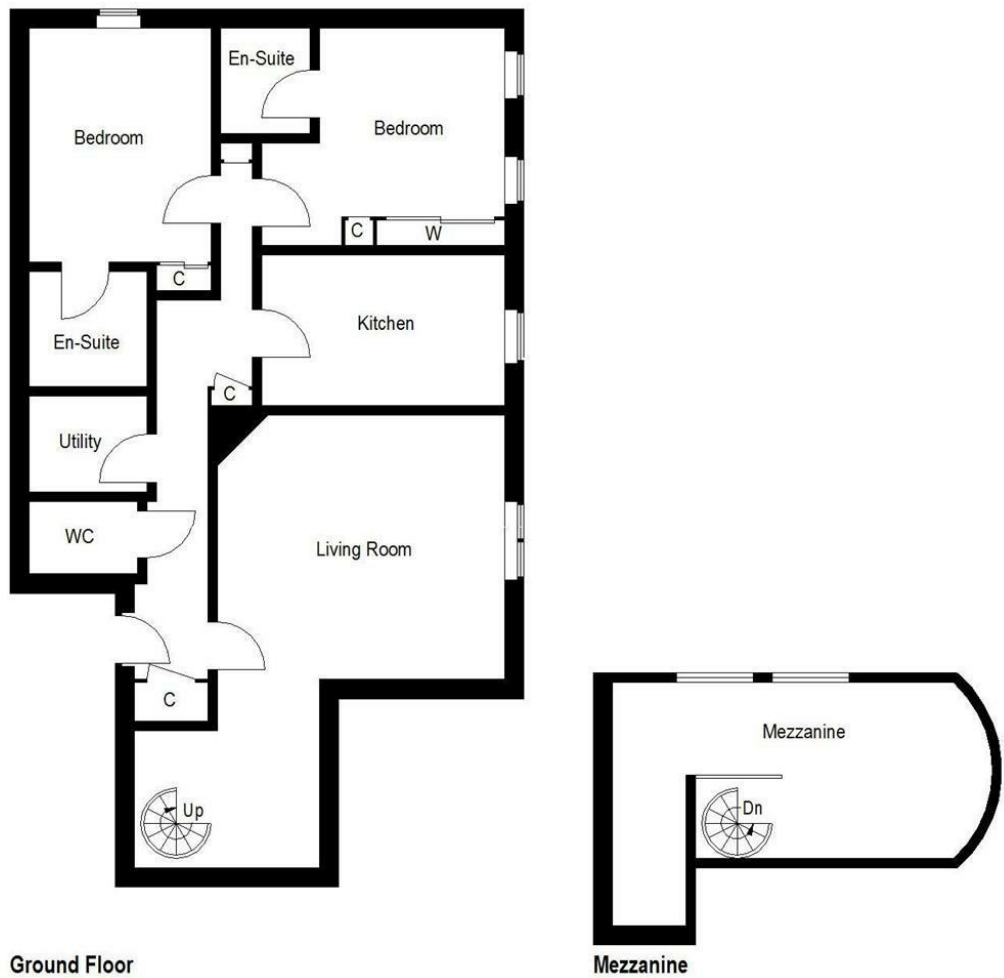
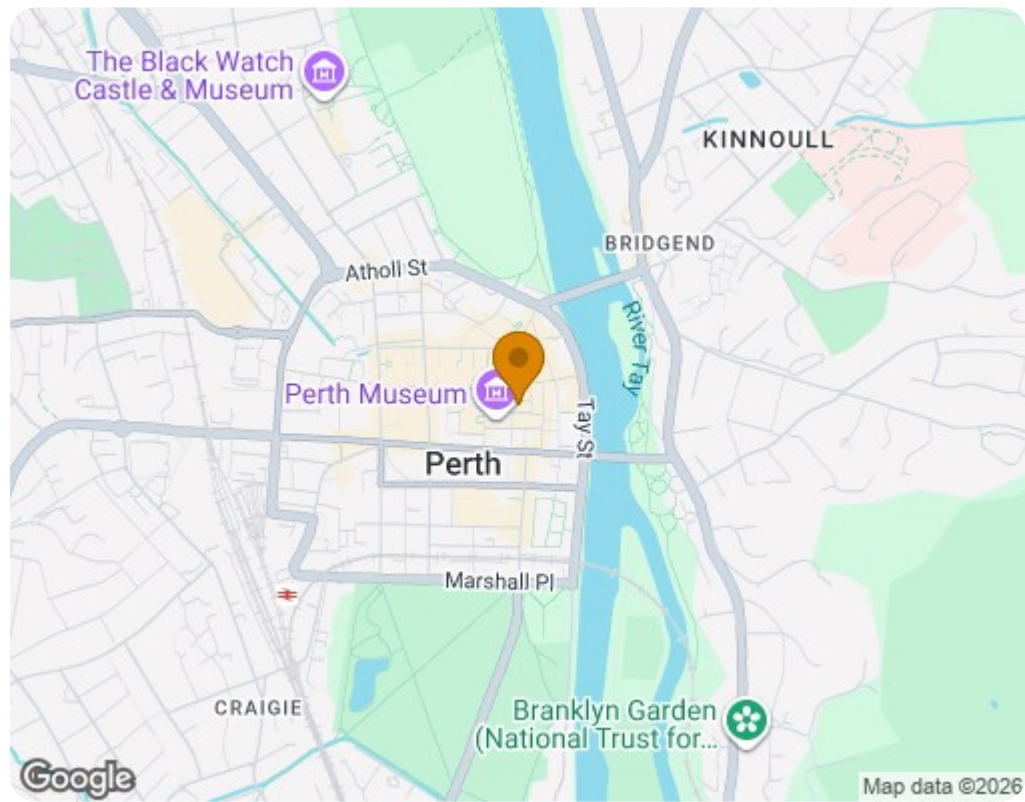


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| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       | 80      | 81        |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not energy efficient - higher running costs                     |         |           |
| Scotland EU Directive 2002/91/EC                                |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       | 80      | 82        |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| Scotland EU Directive 2002/91/EC                                |         |           |