

Simple Approach



**The Granary West Mill Street, Perth
PH1 5QP**

Offers over £108,950

A superb opportunity to purchase a well-appointed retirement flat situated in the heart of Perth city centre, offering easy access to local amenities, transport links and the city's charming shops, cafés and services.

This retirement development is designed specifically for buyers aged over 60, providing comfortable and low-maintenance living in a secure, friendly community.

The flat itself features a bright and welcoming living area, two well-proportioned bedrooms with built-in storage, a shower room and large kitchen

Residents benefit from a secure entry system and lift access which adds convenience to all floors.

Additional features include private allocated parking, double glazing, and gas central heating for year-round comfort. With most amenities, healthcare services, and leisure options all within walking distance, this property presents an ideal lifestyle choice for those seeking a comfortable, independent retirement in a vibrant city centre location.

Lounge

17'8" x 11'8" (5.39 x 3.56)

Kitchen + Dining Room

11'6" x 12'4" (3.51 x 3.77)

Bedroom One

9'3" x 11'0" (2.82 x 3.36)

Bedroom Two

8'0" x 10'10" (2.44 x 3.31)

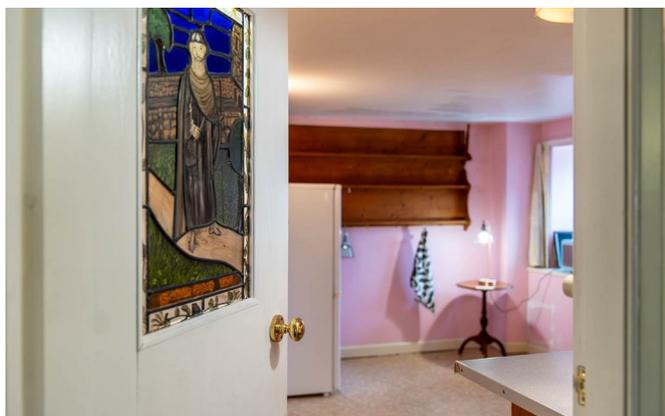
Shower Room

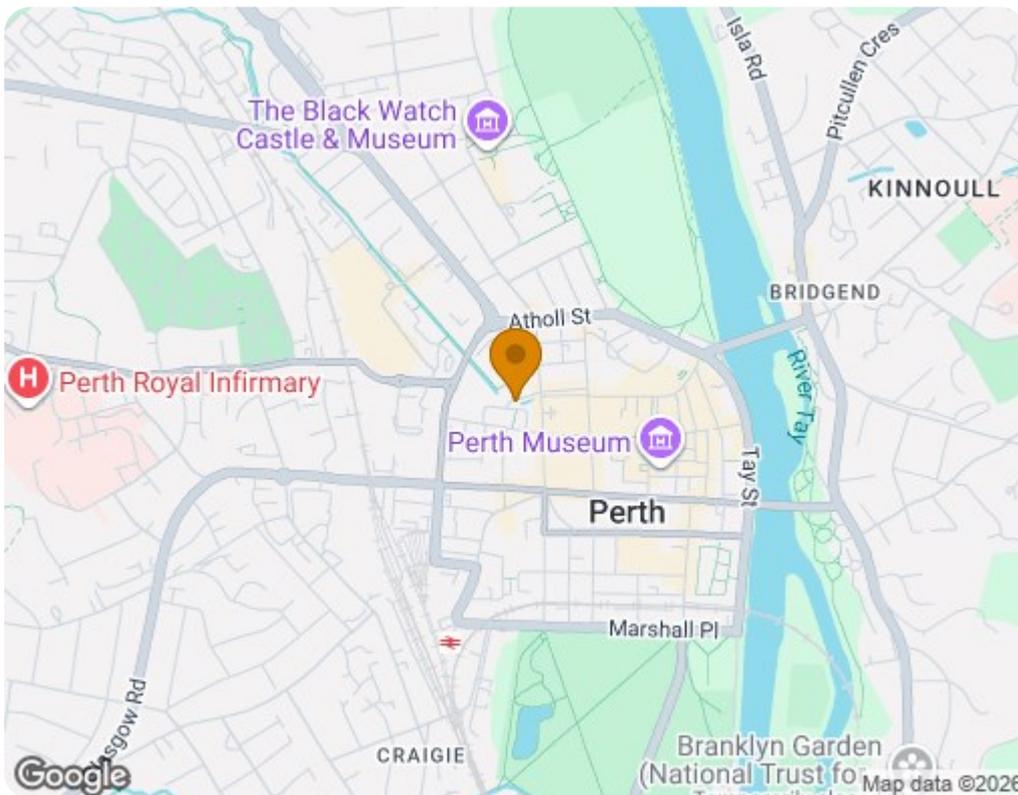
9'1" x 5'10" (2.78 x 1.78)





- Retirement Apartments For Over 60s
- Spacious Accommodation Throughout
- Ideal City Centre Location Close To All Local Amenities
- Lift Access To All Floors
- Management Charge Supplied By James Gibb
- On Street Parking - Permit Can Be Supplied Via Perth & Kinross Council





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		76	
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			94
(81-91) B			
(69-80) C		82	
(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	