

Simple Approach



**5 Collinson View, Perth
PH1 5BN**

Offers over £119,950

This well-presented flat on Collinson View, Perth offers bright, comfortable living within a popular and convenient residential area, making it an ideal purchase for first-time buyers, downsizers, or buy-to-let investors.

The accommodation is thoughtfully laid out, featuring a bright and welcoming lounge that provides an excellent space for relaxing or entertaining. The good-sized kitchen offers ample storage and worktop space, making it both practical and functional for everyday living. There are two well-proportioned bedrooms, each offering flexibility for use as sleeping accommodation, a home office or a guest space.

Completing the property is a bathroom fitted with a shower over bath facility, catering to both convenience and comfort.

Further benefits include gas central heating and double glazing throughout, ensuring warmth and energy efficiency all year round. The property also enjoys residential parking to the front, providing ease for homeowners and visitors alike, as well as a secure entry system for added peace of mind.

Overall, this is a fantastic opportunity to acquire a well-maintained flat in a sought-after location, offering a great balance of space, practicality, and value.

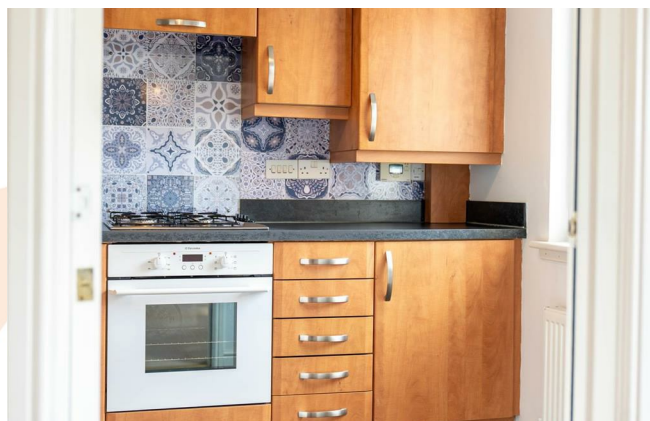
Lounge
11'4" x 15'7" (3.46 x 4.76)

Kitchen
7'11" x 8'10" (2.42 x 2.70)

Bedroom One
9'4" x 11'10" (2.86 x 3.63)

Bedroom Two
9'11" x 10'0" (3.04 x 3.05)

Bathrooms
5'5" x 6'7" (1.67 x 2.03)





- Well Presented Flat
- Bright & Spacious Lounge
- Two Bedrooms
- Gas Central Heating & Double Glazing
- Good Sized Kitchen
- Residential Parking



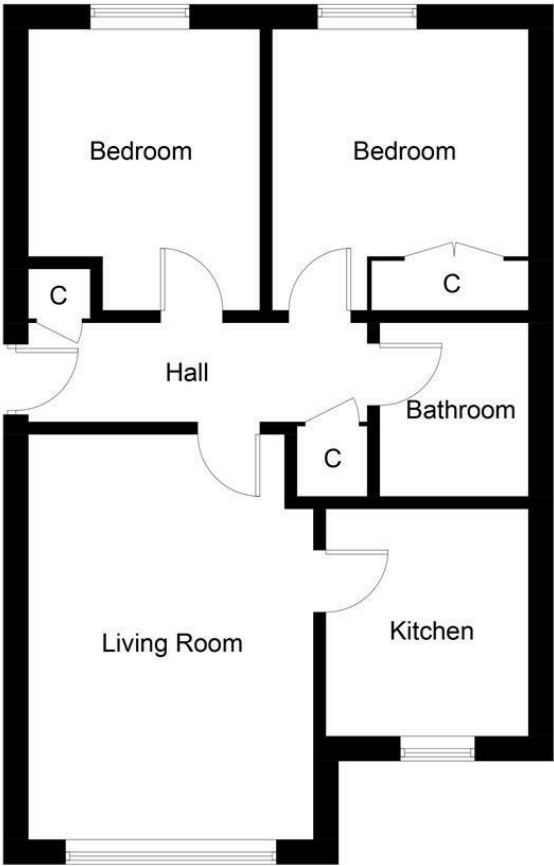
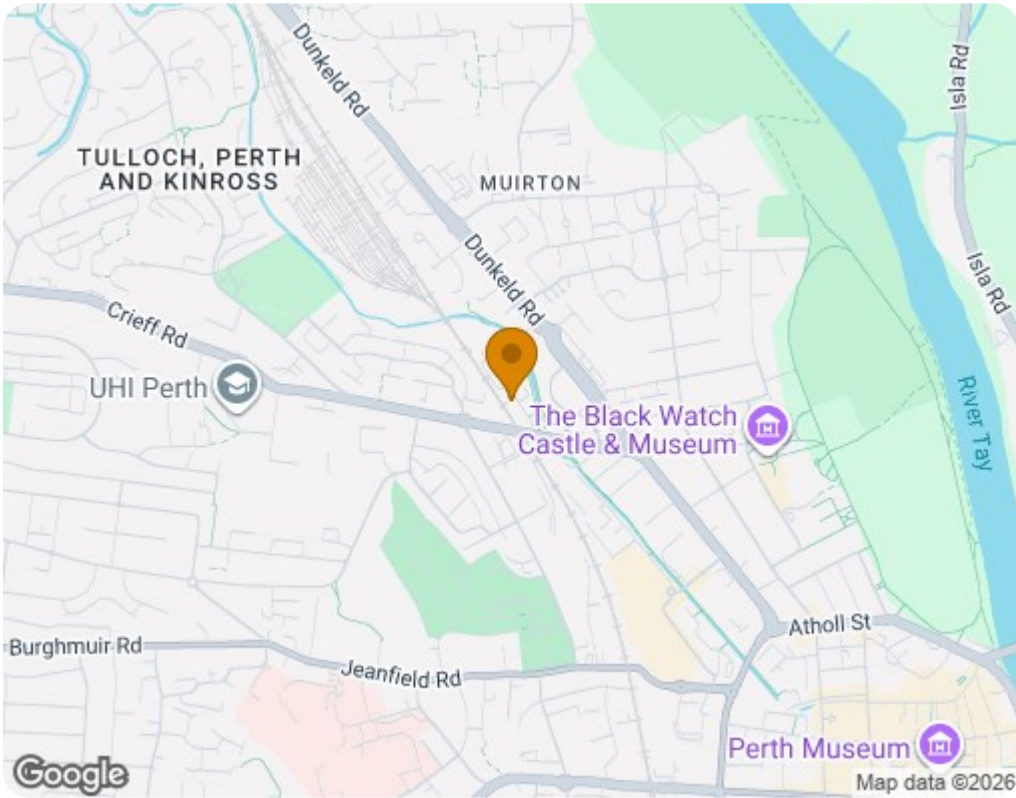


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1299686)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	80
(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		
(81-91) B		
(69-80) C	79	85
(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		