

Simple Approach



Estate Agents



**5C Unity Terrace, Perth
PH1 2BW**

Offers over £109,000

Simple Approach are delighted to welcome to the market this well-presented first floor flat, situated on Unity Terrace in the popular city of Perth. Offering comfortable and well-proportioned accommodation throughout, the property would make an ideal home for a range of buyers.

The accommodation comprises a bright and welcoming lounge, a good sized kitchen, two generous bedrooms and a bathroom. Further benefits include gas central heating, double glazing, on-street parking to the front and access to a communal rear garden.

This property would be ideally suited to first-time buyers, couples, small families or those looking to downsize, while also offering an excellent opportunity for buy-to-let investors. Early viewing is highly recommended to appreciate the accommodation and location on offer.

Lounge

11'11" x 11'8" (3.65 x 3.57)

Kitchen

12'2" x 4'11" (3.72 x 1.52)

Bedroom One

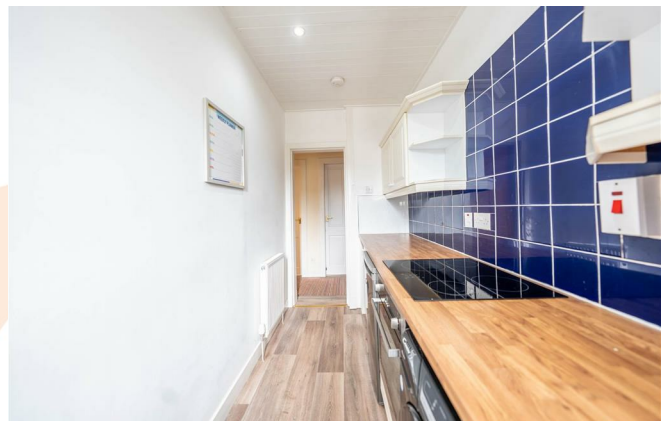
11'0" x 10'9" (3.37 x 3.29)

Bedroom Two

8'11" x 11'8" (2.72 x 3.56)

Bathroom

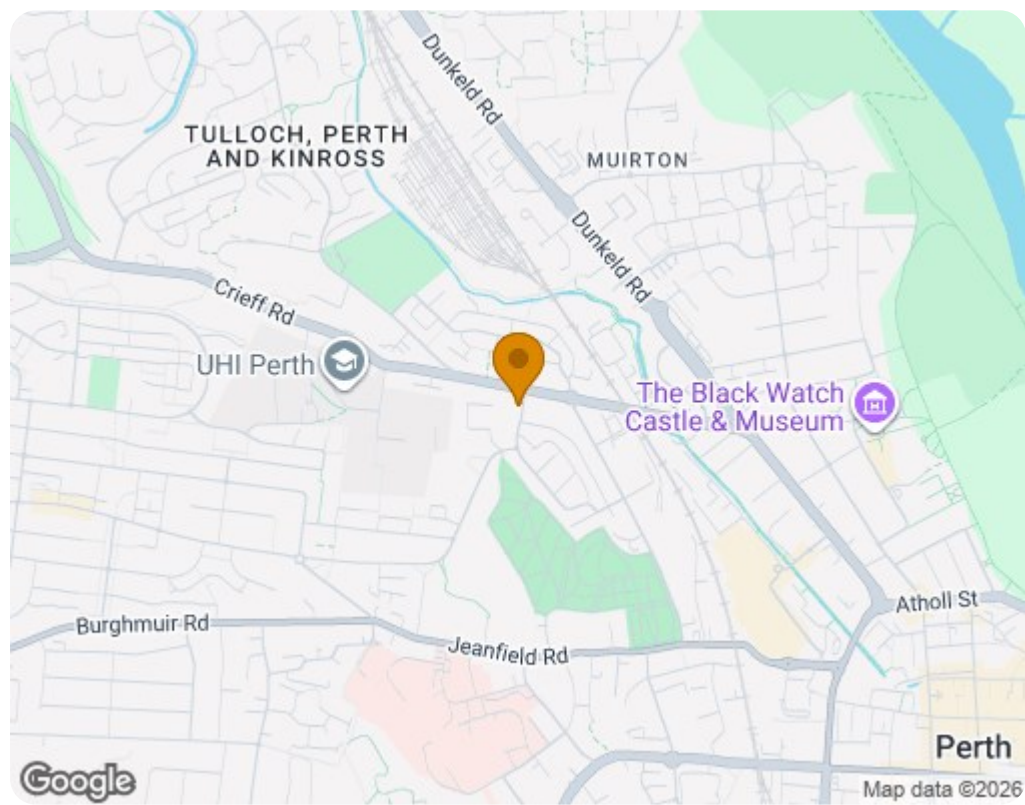
5'6" x 6'11" (1.69 x 2.11)





- Spacious First Floor Flat With Lounge Bay Window
- Large Open Bright Lounge
- Close To All Local Amenities & The Bus Stop To The City Centre
- Well Presented Throughout
- Good Sized Well Equipped Kitchen
- Two Generous Bedrooms
- Gas Central Heating & Double Glazing





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	73
(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	75	81
(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