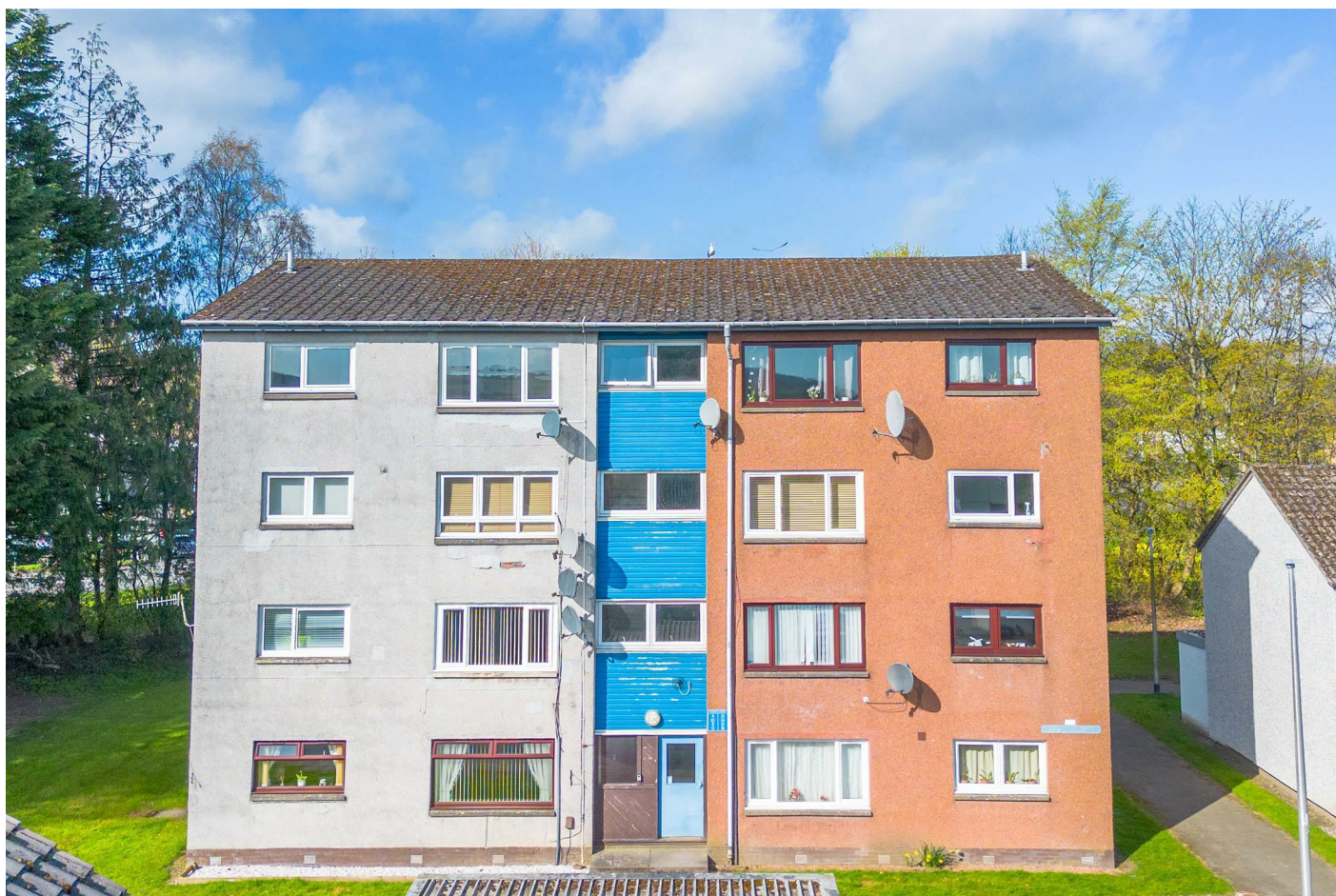


Simple Approach



Estate Agents



**16 Staffa Court, Perth  
PH1 3AT**

**Offers over £94,950**

Located within the highly sought-after North Muirton area of Perth, this well-proportioned flat offers comfortable living in a popular residential setting, making it an excellent choice for first-time buyers, investors, or couples alike.

The property boasts a bright and inviting lounge, providing an ideal space for both relaxation and entertaining. A generously sized kitchen offers ample room for dining and everyday living, with plenty of potential for personalisation. There are two well-proportioned bedrooms, offering flexibility for a variety of living arrangements, along with a bathroom that serves the property.

Further benefits include gas central heating and double glazing, ensuring warmth and energy efficiency throughout the year. Externally, the property is complemented by ample residential parking, adding to its convenience.

With its desirable location and practical layout, this flat represents a fantastic opportunity to secure a home in a highly sought after area.

### Lounge

11'4" x 15'8" (3.47 x 4.80)

### Kitchen

11'11" x 9'1" (3.64 x 2.78)

### Bedroom One

10'10" x 12'0" (3.31 x 3.67)

### Bedroom Two

10'10" x 11'4" (3.31 x 3.46)

### Bathroom

9'4" x 8'8" (2.87 x 2.66)



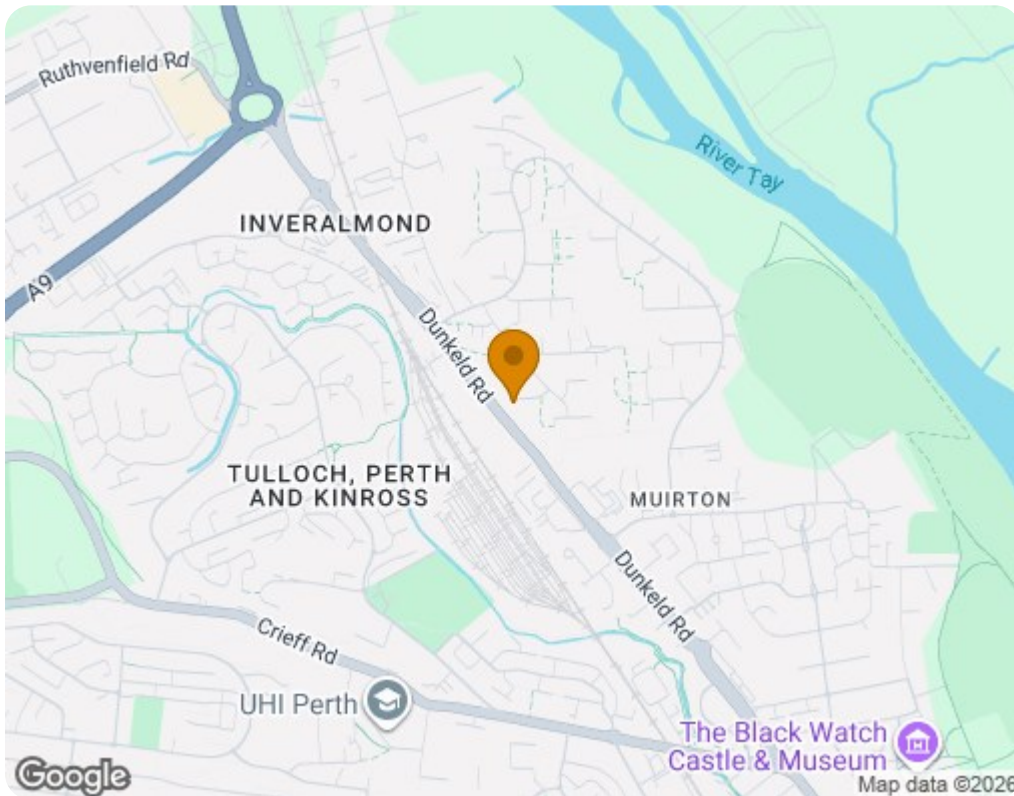


- Two Bedroom Flat
- Sizeable Kitchen

- Sought After Location
- Ideal For First Time Buyers

- Bright & Spacious Lounge
- Gas Central Heating & Double Glazing





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Scotland</b>		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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>Scotland</b>		EU Directive 2002/91/EC