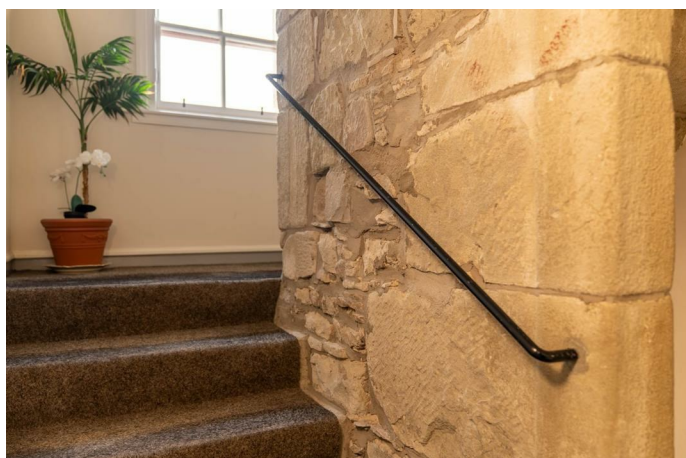


Simple Approach



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

Offers over £104,950

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 electric 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)

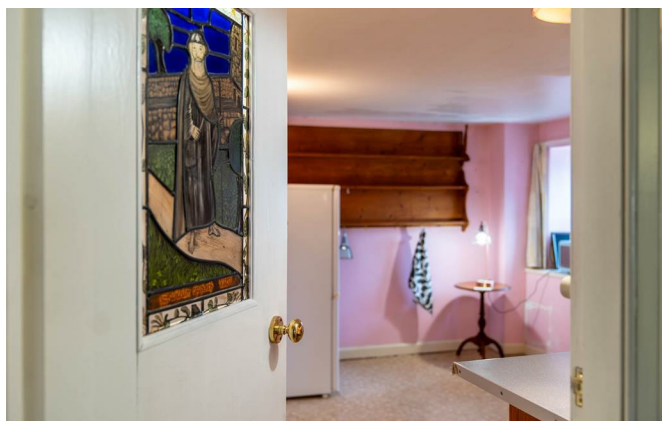
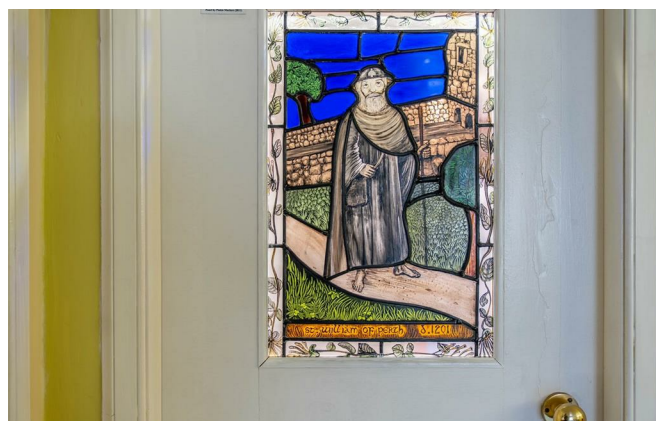
Shower Room

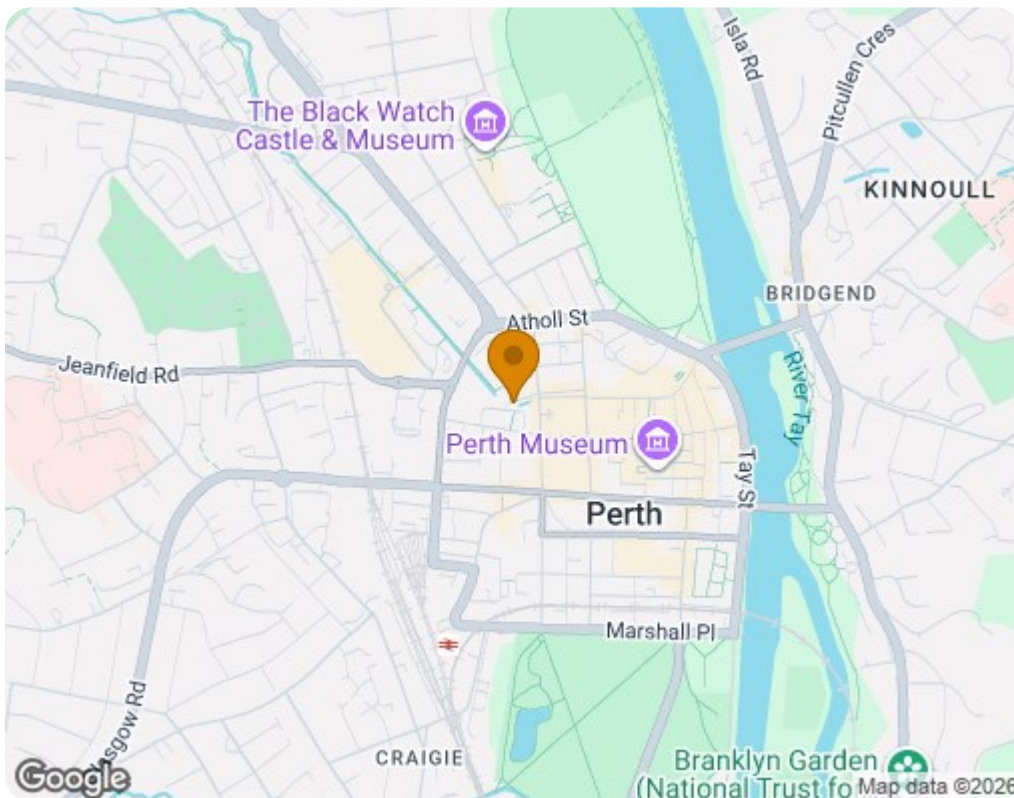
9'1" x 5'10" (2.78 x 1.78)





- Retirement Apartments For Over 60s
- Lift Access To All Floors
- Think this might be the property for you? Contact our mortgage team to discuss your options!
- Spacious Accommodation Throughout
- Management Charge Supplied By James Gibb Roughly £120 Per Month
- Ideal City Centre Location Close To All Local Amenities
- 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		
EU Directive 2002/91/EC		
Scotland 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		