

Simple Approach



**2-2, 22 St John Street, Perth
PH1 5SP**

Offers over £176,950

This very well-presented flat on St John Street, Perth, offers spacious and comfortable accommodation within a highly sought-after central location. The property has been maintained to a high standard throughout and would make an excellent home for a range of buyers. The accommodation comprises a bright and spacious lounge, providing a welcoming living area with ample room for a dining table, creating a versatile space for both relaxing and entertaining. The stylish kitchen offers a modern and practical layout with a good range of fitted units and workspace. There are three generous bedrooms, providing excellent flexibility for families, those requiring a home office or additional guest accommodation, along with a well-appointed family bathroom. Further benefits include gas central heating, while the property's central Perth location places a wide range of shops, restaurants, cafés, leisure facilities and local amenities close by. Excellent transport links are also within easy reach, making this a convenient and desirable place to call home. With its generous accommodation, attractive presentation and sought-after location, this property would be ideally suited to first-time buyers, families or investors looking for a well-positioned property in Perth.

Lounge

16'11" x 15'2" (5.17 x 4.63)

Kitchen

10'9" x 10'5" (3.29 x 3.18)

Bedroom One

15'1" x 10'5" (4.60 x 3.18)

Bedroom Two

14'4" x 8'4" (4.39 x 2.55)

Bedroom Three

14'5" x 9'6" (4.40 x 2.91)

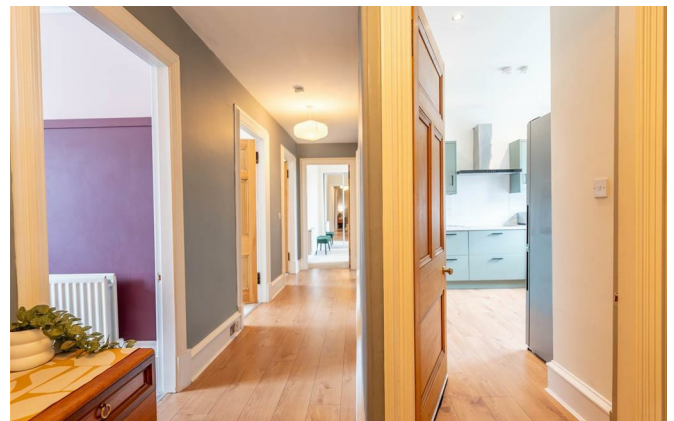
Family Bathroom

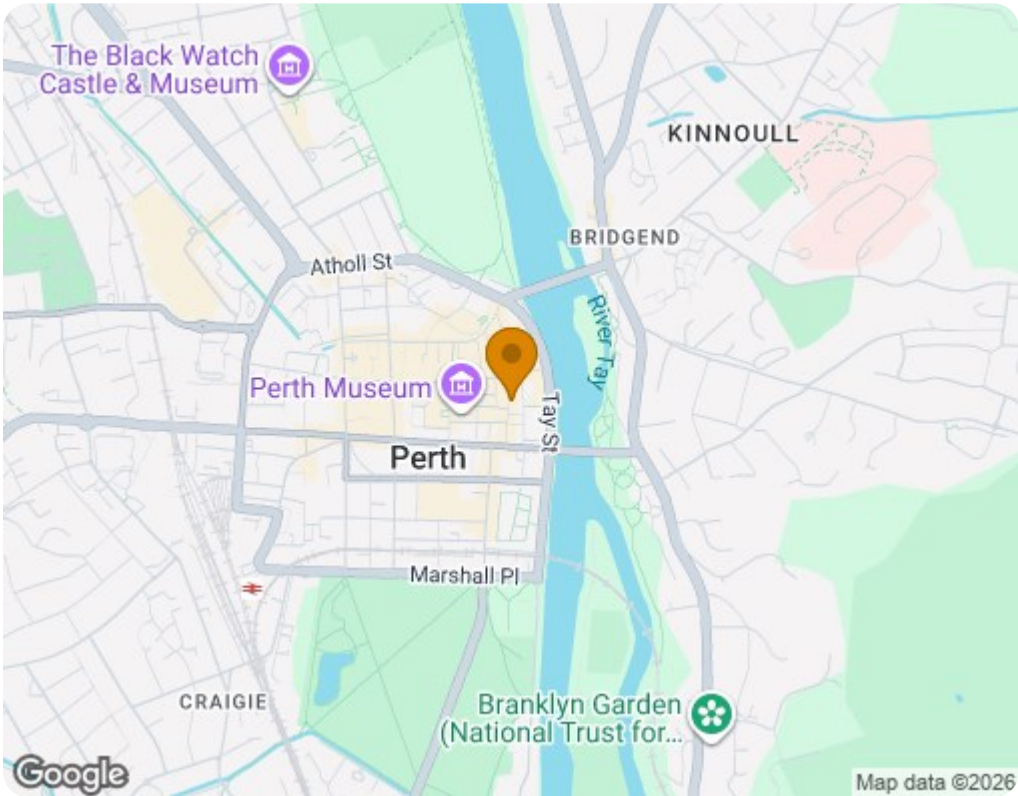
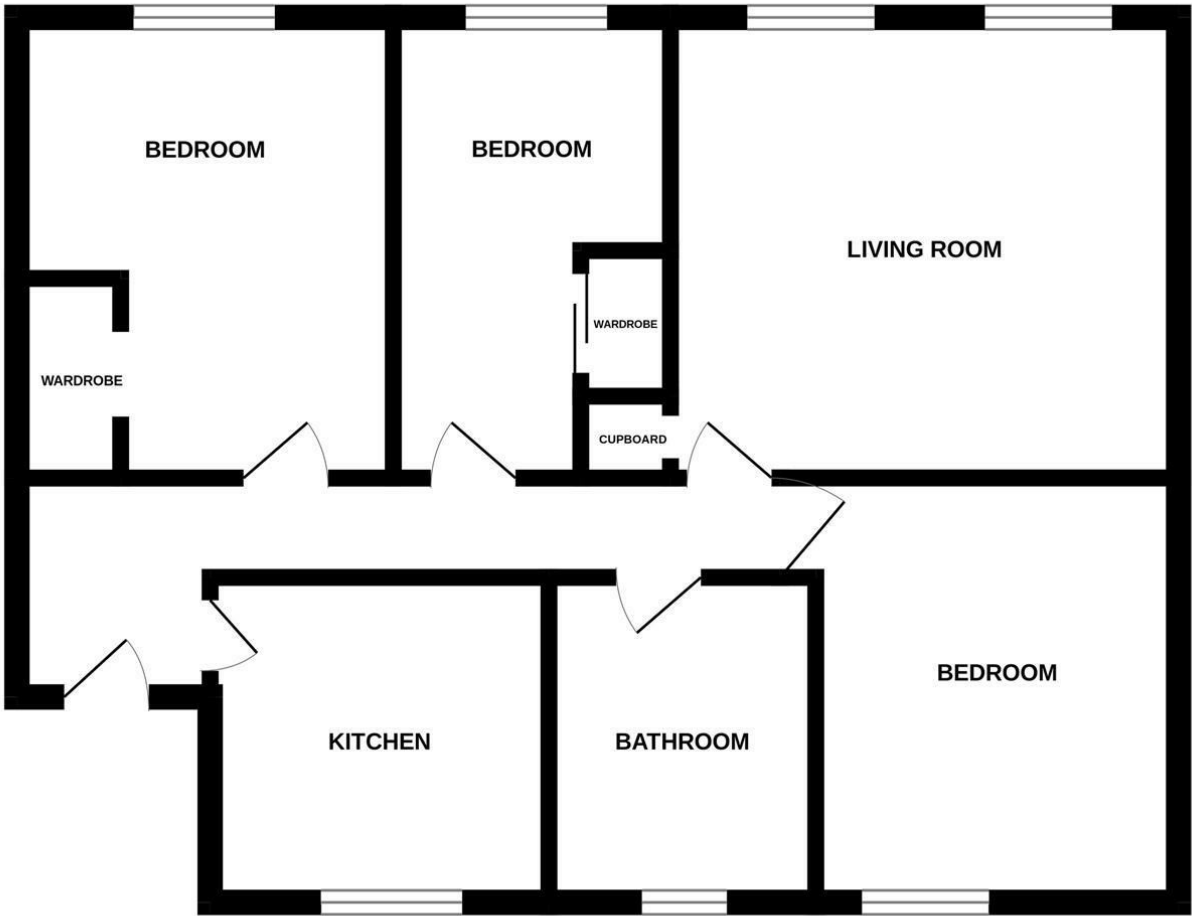
10'0" x 6'5" (3.06 x 1.98)





- Very Well-Presented Three Bedroom Apartment
- Stylish Kitchen With Brand New Oven
- Gas Central Heating With New Boiler
- 22C On The Door For Viewings
- Sought-After Central Perth Location
- Traditional Features Throughout
- Three Generous Bedrooms
- Ideal For First-Time Buyers, Families Or Investors
- Bright And Spacious Lounge With Dining Space





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	84
(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	82	87
(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		