

Simple Approach



**146 Monart Road, Perth
PH1 5UQ**

Offers over £158,950

Simple Approach are delighted to welcome this spacious and beautifully presented top floor apartment on Monart Road to the residential sales market. Set within walking distance of Perth City Centre this property could not be better located for its quick access to all local amenities found nearby. This superb property offers open plan living space flowing perfectly from the modern fitted kitchen with integrated dishwasher and large breakfast bar dining through to lounge area with Juliette balcony which allows for plentiful natural light to flood in. Further comprising of a chic bathroom, two generous bedrooms with inbuilt storage and a master ensuite. Boasting stunning views towards Kinnoull Hill you can see for miles and watch the sunrise with a morning coffee. This stunning property further benefits from modern features such as beautiful real wood flooring, gas central heating, double glazing and allocated parking making it the perfect purchase for any first time buyer, mature buyer or small family looking to move into a fantastic home. Viewing is absolutely essential in order to appreciate the full package on offer, as well as the excellent location.

Lounge

14'2" x 15'11" (4.32 x 4.86)

Kitchen

10'0" x 10'0" (3.05 x 3.07)

Bedroom One

8'10" x 11'1" (2.70 x 3.40)

Ensuite Shower Room

5'4" x 7'4" (1.64 x 2.24)

Bedroom Two

8'9" x 10'4" (2.69 x 3.17)

Bathroom

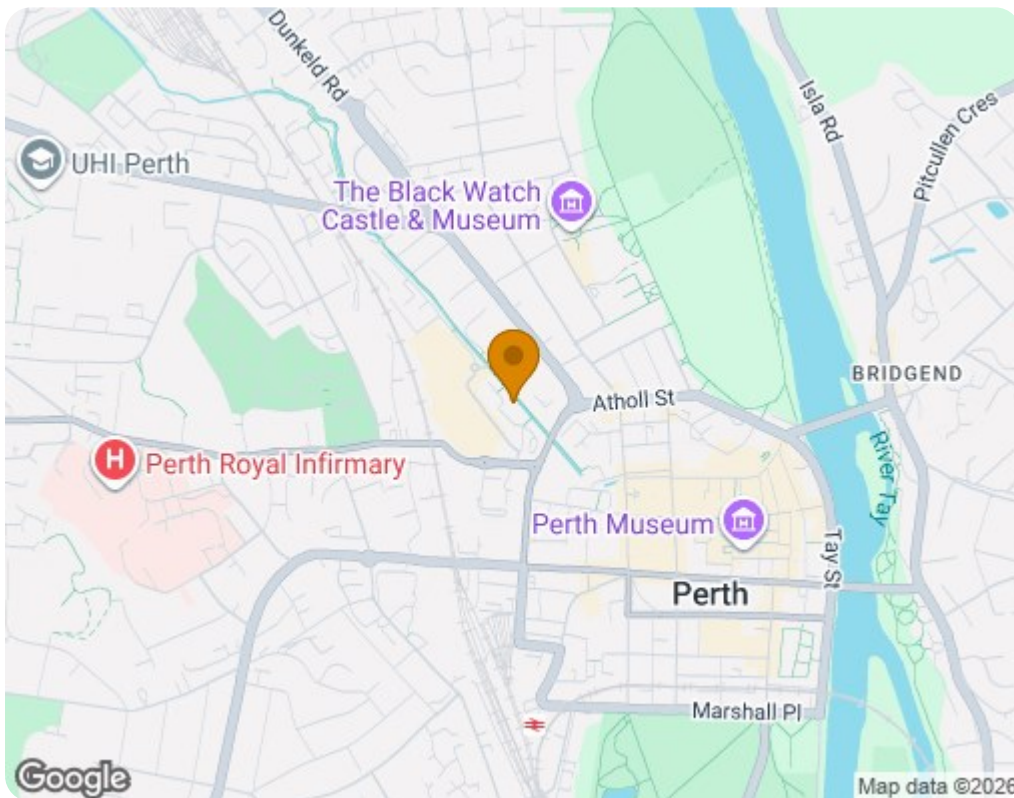
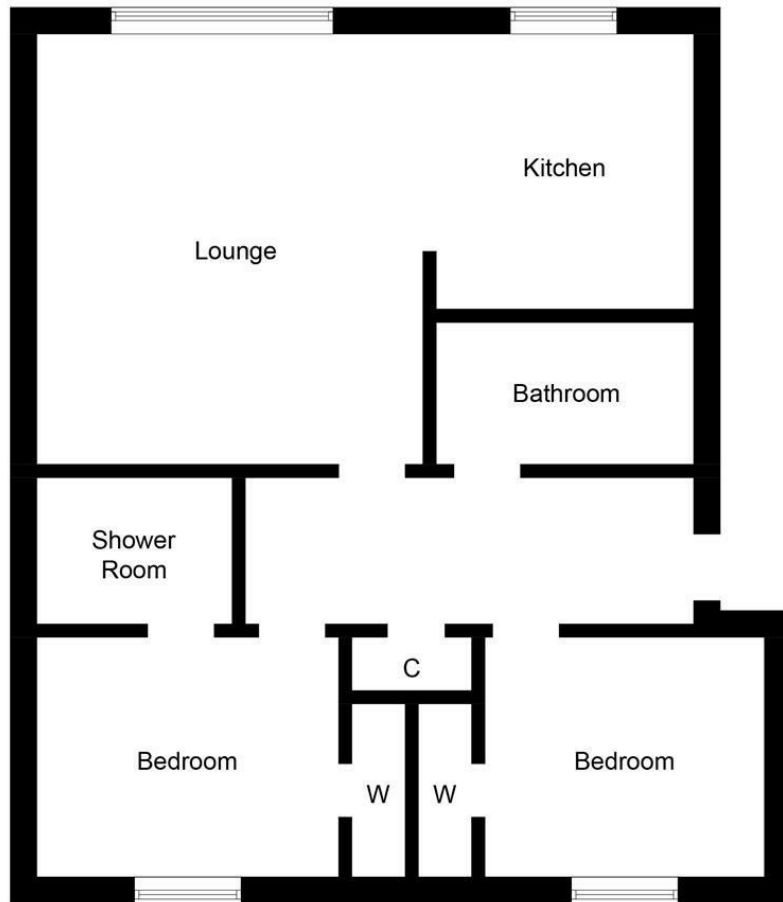
5'5" x 10'9" (1.67 x 3.3)





- Two Bedroom, Top Floor Apartment With Spectacular Views Over Perth
- Allocated Parking
- Close To All Local Amenities
- Move-In Condition Throughout
- Gas Central Heating And Double Glazing
- En-Suite Master Bedroom
- Highly Sought After Location
- Juliette Balcony
- Brand New Boiler Fitted Jan 2026 - Worcester 200





| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 80 | 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 | | 83 | 83 |
| (69-80) C | | | |
| (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 | |