

Simple Approach



**Winside Buildings Charlotte Street, Perth
PH1 4NB**

Offers over £113,950

Simple Approach are delighted to welcome to the market this immaculate very well-presented ground floor flat, situated on the highly sought-after Charlotte Street in the popular area of Stanley. Offering comfortable and practical accommodation throughout, the property would make an excellent purchase for a wide range of buyers.

The accommodation comprises a bright and welcoming lounge, a good-sized kitchen, two well-proportioned bedrooms and a bathroom. Further benefits include electric heating and double glazing.

Ideally suited to first-time buyers, couples, small families or those looking to downsize, this property offers a fantastic opportunity to secure a well-presented home in a desirable location. Early viewing is highly recommended to fully appreciate what this property has to offer.

Lounge

11'8" x 12'4" (3.56 x 3.78)

Kitchen

9'3" x 7'6" (2.82 x 2.29)

Bedroom One

11'1" x 10'0" (3.40 x 3.06)

Bedroom Two

12'11" x 7'9" (3.95 x 2.38)

Bathroom

7'0" x 5'6" (2.15 x 1.69)

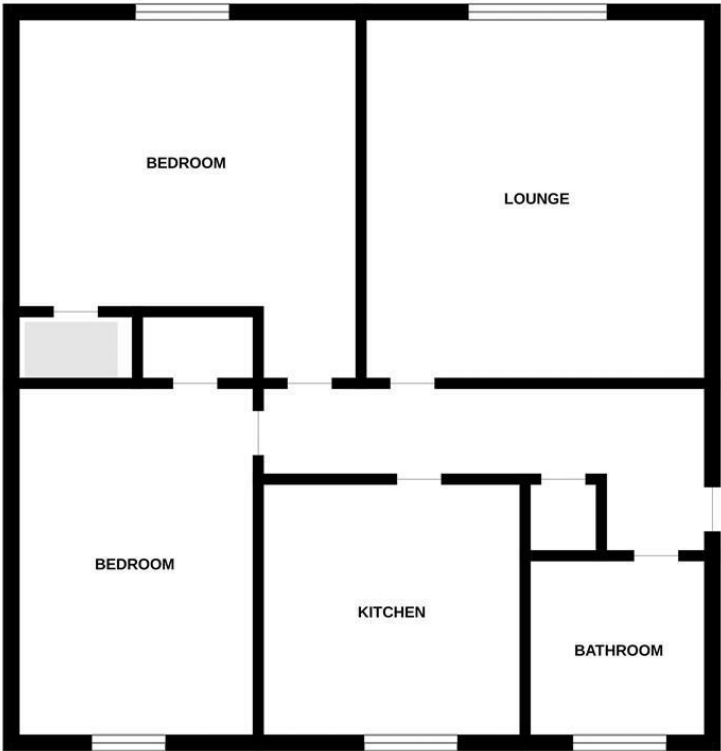




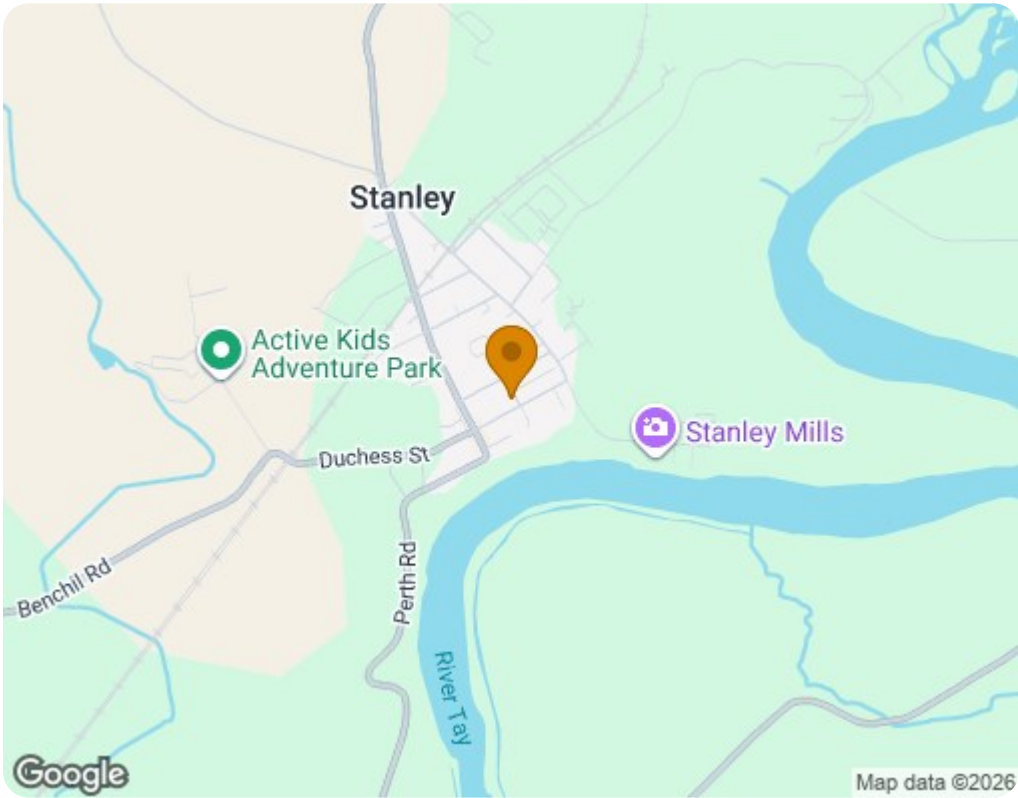
- Move In Condition Ground Floor Flat
- Two Spacious Double Bedrooms
- Bright & Spacious Lounge
- Very Well Presented Throughout
- Electric Heating & Double Glazing
- Sought After Tranquil Village Location
- Communal Back Garden & On Street Parking Just Outside The Property



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	46	
(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	84	89
(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		