

Simple Approach



4c Nelson Street, Perth  
PH2 8LT

Offers over £132,950

Nestled on the charming Nelson Street in Perth, this delightful one-bedroom flat offers a unique blend of modern living and historical charm. Situated on the third floor of a Category B Listed Building, the apartment boasts bright and airy interiors, making it a perfect retreat for those seeking comfort and style.

As you enter, you will be greeted by a spacious living area that provides a warm and inviting atmosphere. The pristine modern kitchen is a standout feature, designed for both functionality and aesthetics, ensuring that it meets all your culinary needs. The flat is in immaculate move-in condition, allowing you to settle in without the hassle of renovations.

The bedroom is generously sized, providing a peaceful sanctuary for rest and relaxation. The bathroom is well-appointed, offering all the necessary amenities for your daily routine.

One of the highlights of this property is the outdoor space, which allows for a breath of fresh air and a touch of nature right at your doorstep. Additionally, the large private storage space within the block is a valuable asset, providing ample room for your belongings.

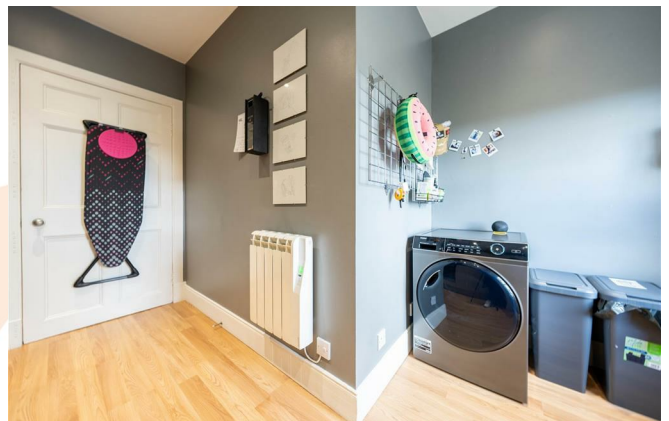
Conveniently located, this flat is close to all local amenities and transport links, making it easy to explore the vibrant city of Perth. Whether you are a first-time buyer or looking to downsize, this spacious one-bedroom apartment is an excellent opportunity not to be missed. Embrace the charm of city living in this lovely home overlooking the picturesque South Inch.

**Lounge**  
122' x 178' (3.72 x 5.40)

**Kitchen**  
10'2" x 12'5" (3.12 x 3.79)

**Bedroom**  
21'0" x 9'0" (6.42 x 2.76)

**Bathroom**  
6'10" x 5'5" (2.10 x 1.67)





- Spacious One Bedroom Apartment Overlooking The South Inch Park
- Pristine Modern Kitchen
- Outdoor Space Along With Large Private Storage Space Within The Block

- Third Floor Apartment
- Immaculate Move-In Condition
- Close to All Local Amenities and Transport Links

- Bright and Airy Throughout
- Electric Central Heating
- Category B Listed Building & Conservation Area



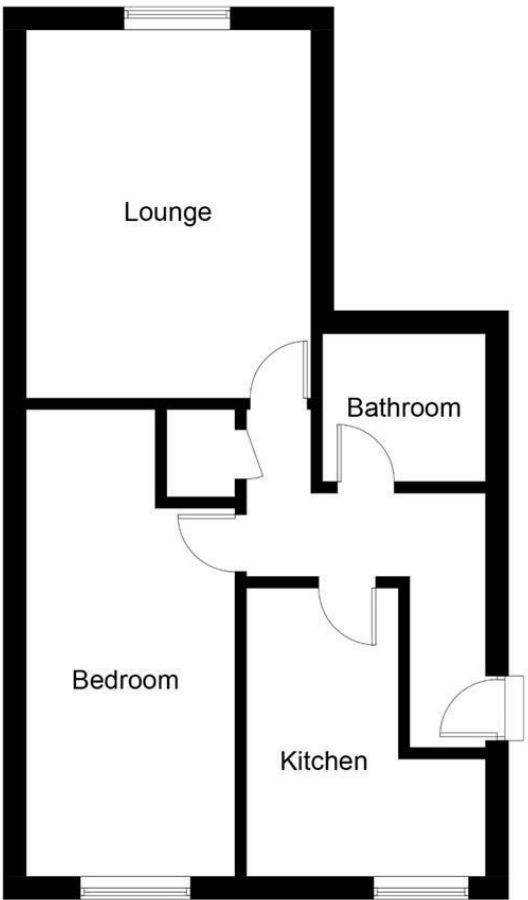
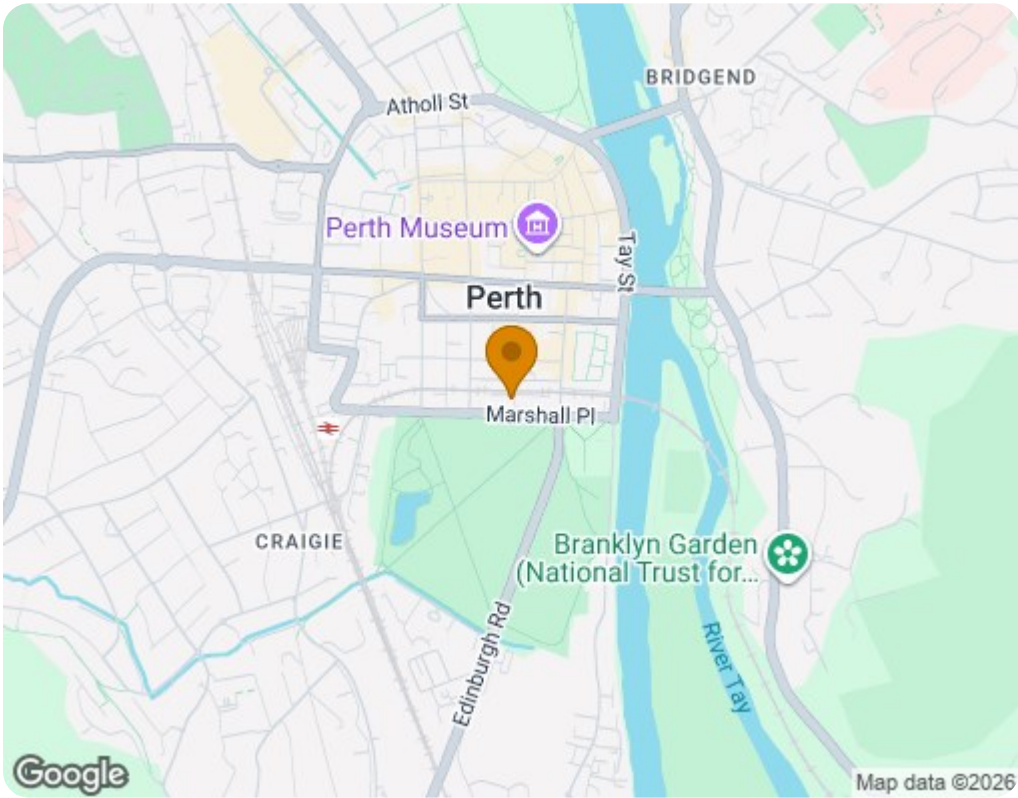


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1304312)



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