

Simple Approach



**Flat 2, 9 Abbot Street, Perth  
PH2 0EB**

**Offers over £119,950**

This well-presented first-floor, sizeable flat is ideally located on Abbot Street, Perth, offering comfortable and spacious accommodation in a convenient central setting. The property comprises two double bedrooms, making it ideal for first-time buyers, downsizers, or buy-to-let investors. The accommodation is centred around a bright, front-facing lounge, which enjoys excellent natural light and provides a welcoming space with room to dine. To the rear, there is a kitchen with room for units and appliances offering excellent practicality for everyday living. The flat is completed by a bathroom.

Further benefits include gas central heating and double glazing throughout, ensuring warmth and energy efficiency year-round. Externally, there is ample on-street parking conveniently located to the front of the property and a communal rear garden.

Situated within easy reach of Perth city centre, local shops, amenities, and transport links, this property represents an excellent opportunity for a range of buyers seeking a well-located and spacious flat.

**Lounge**

18'5" x 13'3" (5.63 x 4.06 )

**Kitchen**

11'8" x 7'0" (3.57 x 2.15)

**Bedroom One**

8'1" x 18'4" (2.47 x 5.60)

**Bedroom Two**

7'3" x 14'0" (2.21 x 4.27 )

**Bathroom**

4'7" x 11'0" (1.41 x 3.36)

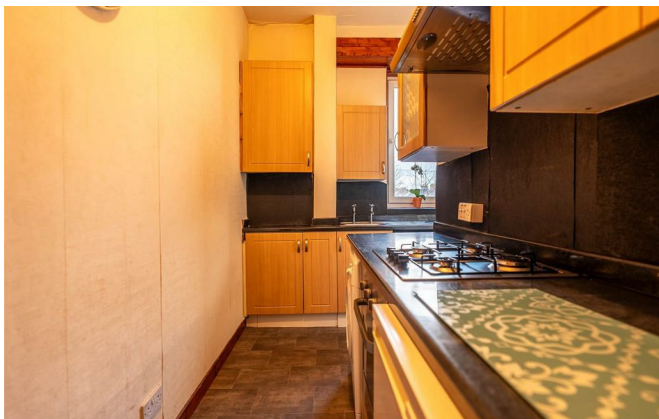




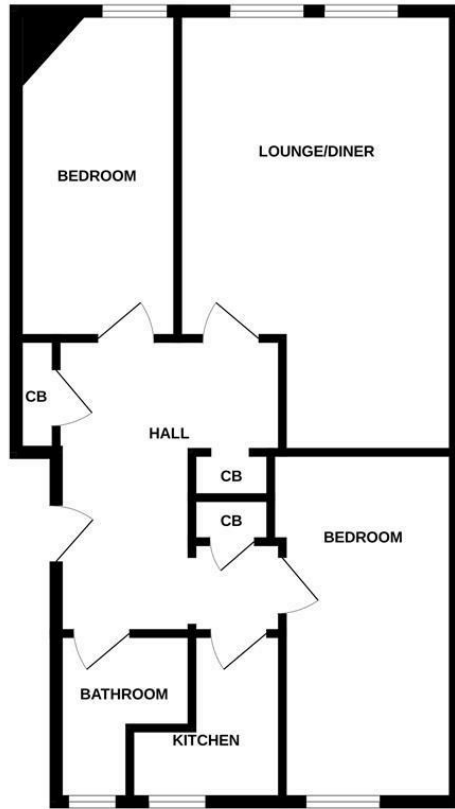
- First Floor Flat
- Kitchen With New Hob & Extractor
- Double Glazing

- Spacious Accommodation Throughout
- Ample on Street Parking
- Communal Outdoor Space

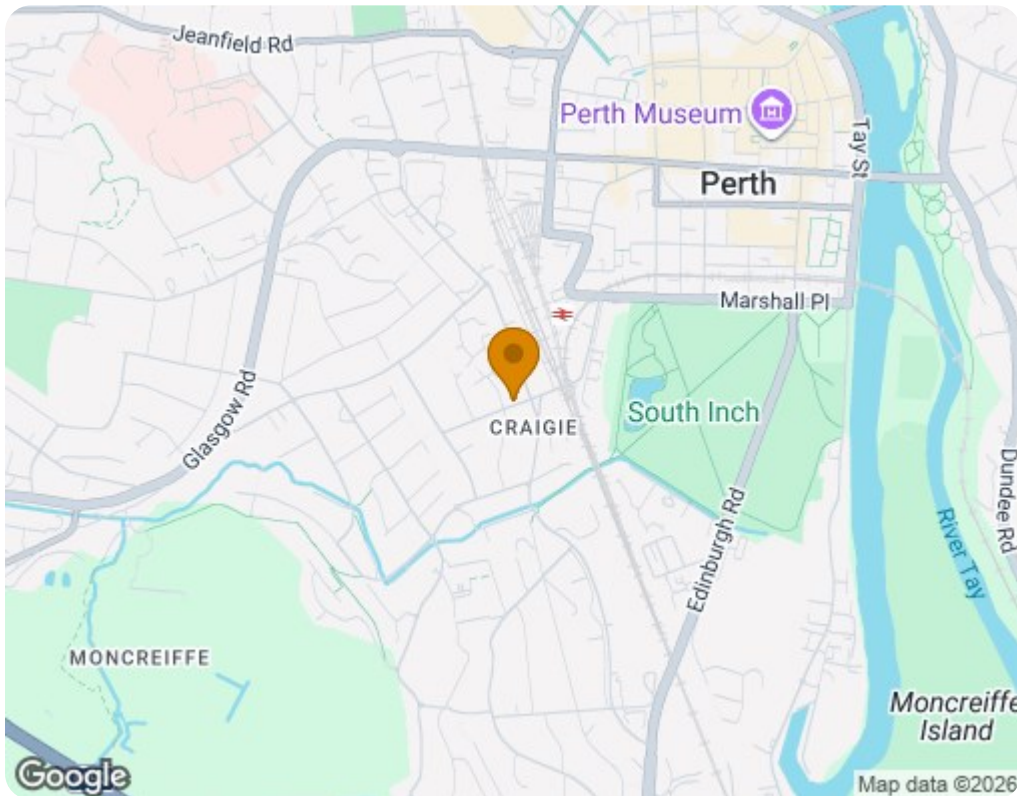
- Two Double Bedrooms
- Gas Central Heating - Brand New Boiler
- Think this might be the property for you? Contact our mortgage team to discuss your options!



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.  
Made with MemoPro ©2025



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Scotland</b>		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			82
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>Scotland</b>		EU Directive 2002/91/EC	