Simple Approach

Estate Agents

79, Flat 3 Watergate, Perth

PH1 5TF

Offers over £59,950

13-15 St Leonards Bridge, Perth, PH2 0DR
Tel: 01738 827864 Email: info@simpleapproachea.co.uk www.simpleapproachea.co.uk

79, Flat 3 Watergate, Perth, PH1 5TF

This top floor flat on Watergate, Perth offers a fantastic investment opportunity right in the heart of the city centre. Being sold with the current tenants in situ, it provides immediate rental income for landlords looking to expand or start their portfolio.
The accommodation comprises a spacious and bright lounge, a fitted kitchen, two well-proportioned bedrooms, and a bathroom. The property benefits from electric heating and double glazing, ensuring comfort and efficiency throughout the year. Ideally positioned within walking distance of local amenities, shops, cafes, and transport links, this centrally located flat is perfectly placed to attract and retain tenants, making it a smart addition to any investment portfolio.

Lounge
14'0" x 16'5" (4.27 x 5.02)

Kitchen
5'9" x 10'6" (1.76 x 3.22)

Bedroom One
9'0" x 12'11" (2.75 x 3.96)

Bedroom Two
7'4" x 11'2" (2.26 x 3.41)

Family Bathroom
5'9" x 7'1" (1.77 x 2.17)

- Top floor flat
- Investment opportunity - tenants in situ
- Two bedrooms
- Electric heating and double glazing
- City centre location
- Spacious accommodation

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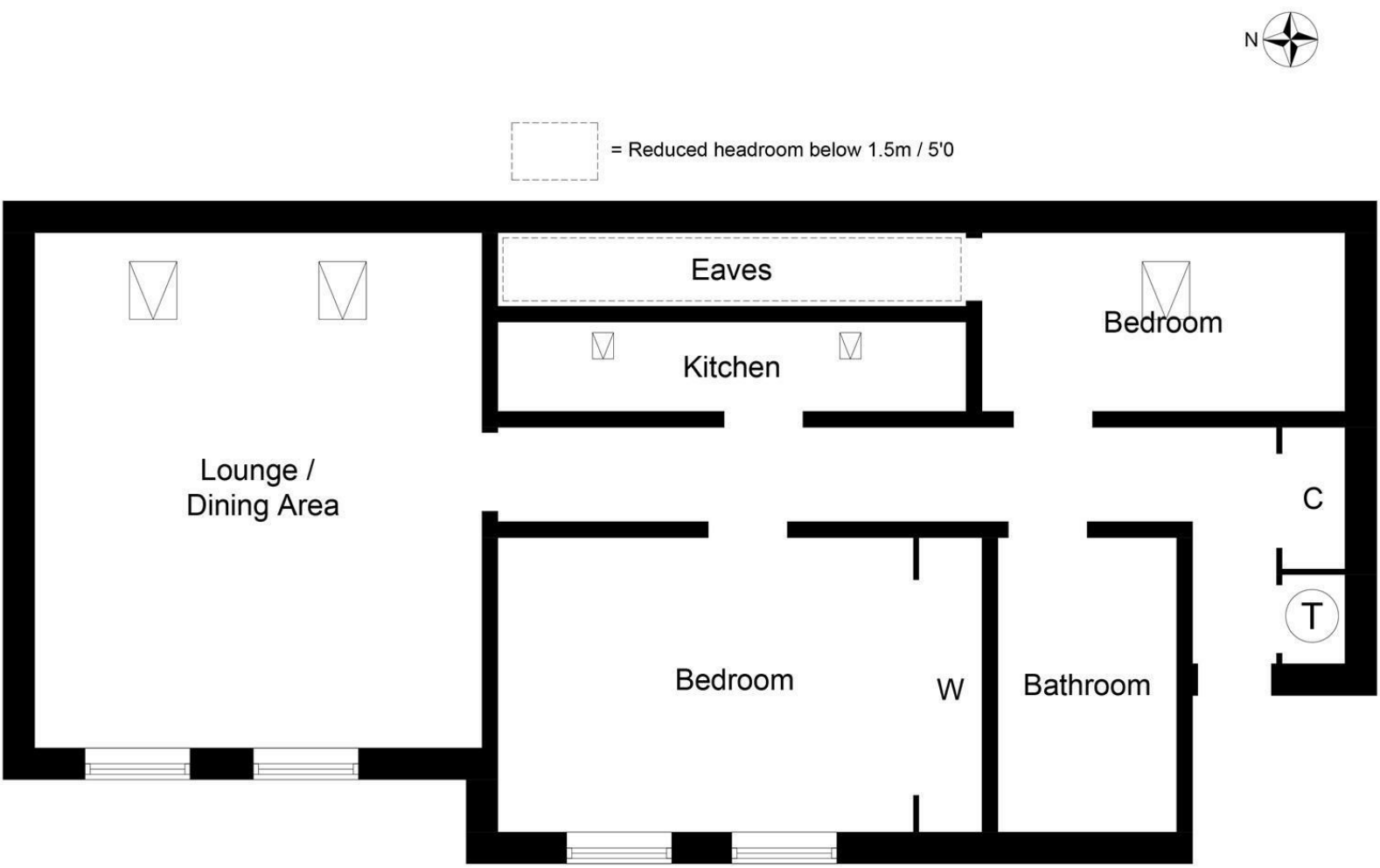

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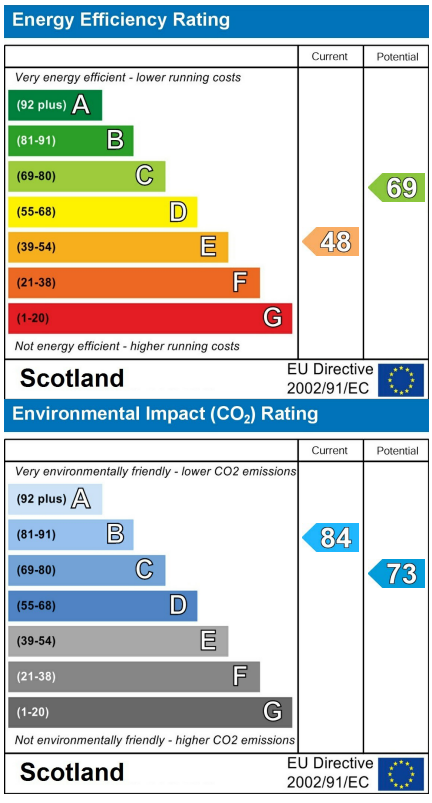

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