

Simple Approach



**75 Morris Court, Perth
PH1 2SZ**

Offers over £112,950

This well-presented third floor flat is an excellent opportunity to acquire a comfortable and practical two-bedroom home within the popular Morris Court development in Perth. Offering bright and welcoming accommodation throughout, the property would make an ideal choice for a wide range of buyers looking for a well-maintained home in a convenient location.

The bright lounge provides a pleasant space for relaxing and entertaining, while the adjoining kitchen offers a good range of storage and workspace along with room for casual dining. There are two well-proportioned bedrooms, providing flexibility for couples, small families, first-time buyers or those looking for an additional room for guests or working from home. The bathroom is fitted with a bath and shower over, completing the accommodation.

Further benefits include gas central heating and double glazing, helping to provide a comfortable home throughout the year. The property also benefits from allocated parking, adding an excellent element of convenience.

Morris Court is ideally placed for access to Perth and the surrounding area, with local amenities, transport links and the city centre all within easy reach. The combination of a well-presented interior, two bedrooms and allocated parking makes this a particularly practical home.

Lounge
11'9" x 16'8" (3.60 x 5.03)

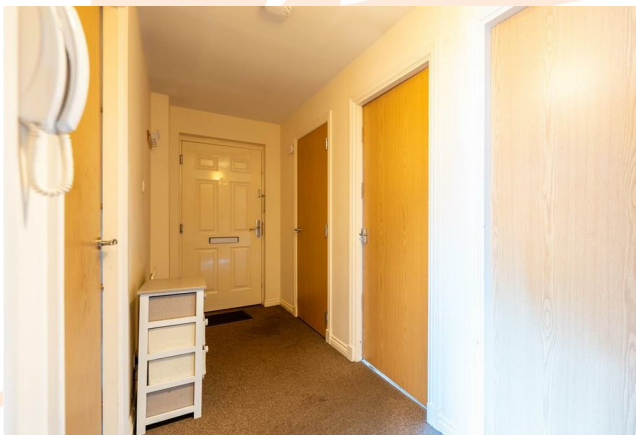
This property would be well suited to first-time buyers looking to take their first step onto the property ladder, professional couples seeking a convenient Perth base, downsizers looking for manageable accommodation, or investors seeking a straightforward two-bedroom property.

Kitchen
15'11" x 9'1" (4.86 x 2.79)

Bedroom 1
9'11" x 10'10" (3.04 x 3.32)

Bedroom 2
9'11" x 10'10" (3.04 x 3.32)

Family Bathroom
7'6" x 6'7" (2.3 x 2.03)



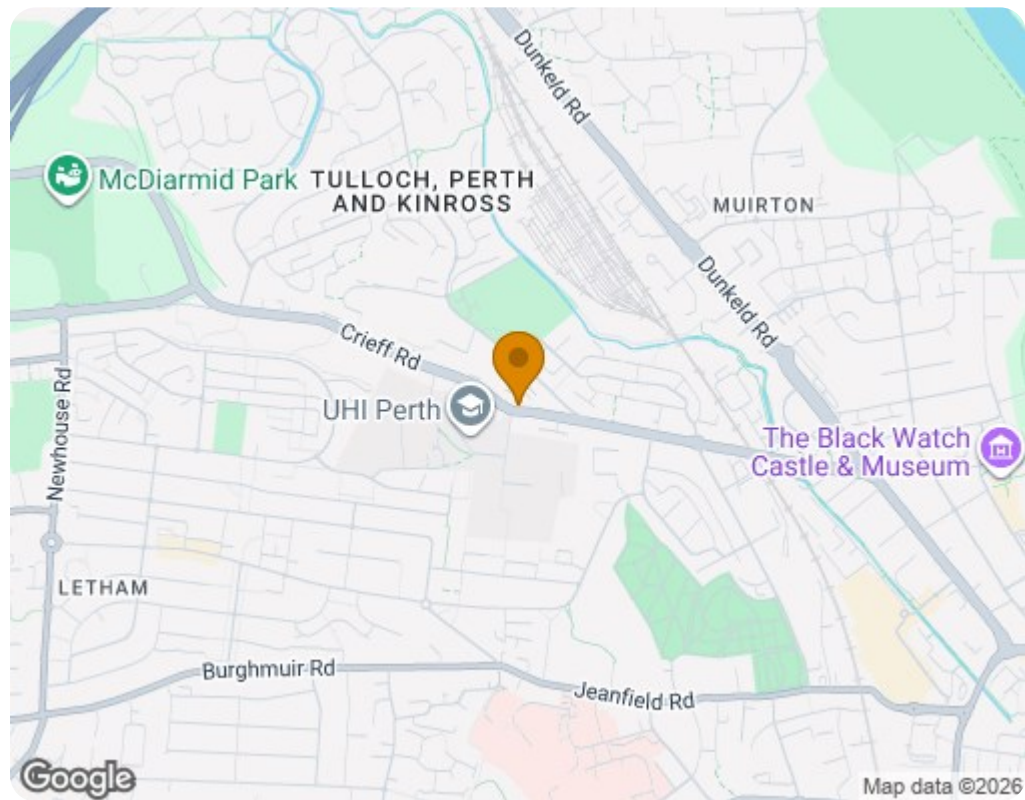


- Third Floor Flat
- Gas Central Heating

- Well Presented Flat
- Double Glazing

- Bright Lounge
- Allocate Parking





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B	86	86
(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