Simple Approach
Estate Agents







Flat 8 2 Blackfriars Blackfriars Street, Perth
PH1 5NA

Offers over £63,950

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

Flat 8 2 Blackfriars Blackfriars Street, Perth, PH1 5NA

Set along the picturesque Blackfriars Street in Perth, this delightful flat presents an excellent opportunity for first-time buyers and savvy investors alike. The property boasts a bright and inviting atmosphere, enhanced by its well-proportioned reception room, perfect for relaxation or entertaining guests.

With one spacious bedroom, this home offers a comfortable retreat, while the bathroom is conveniently located to serve both residents and visitors. The house is equipped with electric heating, ensuring warmth and comfort throughout the seasons, although it features single glazing, which adds a touch of character to the property.

One of the standout features of this residence is its stunning views of the North Inch, providing a picturesque backdrop that enhances the overall appeal of the home. The highly sought-after location means that residents will enjoy easy access to a variety of local amenities, including shops, cafes, and parks, as well as excellent transport links for those commuting or exploring the wider area.

This property is not just a flat; it is a wonderful opportunity to embrace a vibrant lifestyle in a beautiful part of Perth. Whether you are looking to make your first step onto the property ladder or seeking a promising investment, this home on Blackfriars Street is sure to impress. Don't miss your chance to view this gem in a prime location.

Lounge
11'1" x 9'5" (3.39 x 2.88)

Kitchen
5'8" x 7'10" (1.73 x 2.39)

Bedroom
8'4" x 13'6" (2.55 x 4.12)

Bathroom
5'9" x 6'5" (1.76 x 1.98)









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- Bright & Spacious One Bedroom Apartment With Communal Cellar Great for Ground Floor Storage
- Highly Sought After Location
- Great For First Time Buyers & Investors
- One Generous Bedroom
- Stunning Views Off The North Inch
- Move In Condition
- Electric Central Heating & Single Glazing
- Close To All Local Amenities & Transport Links
- Think this might be the property for you? Contact our mortgage team to discuss your options!









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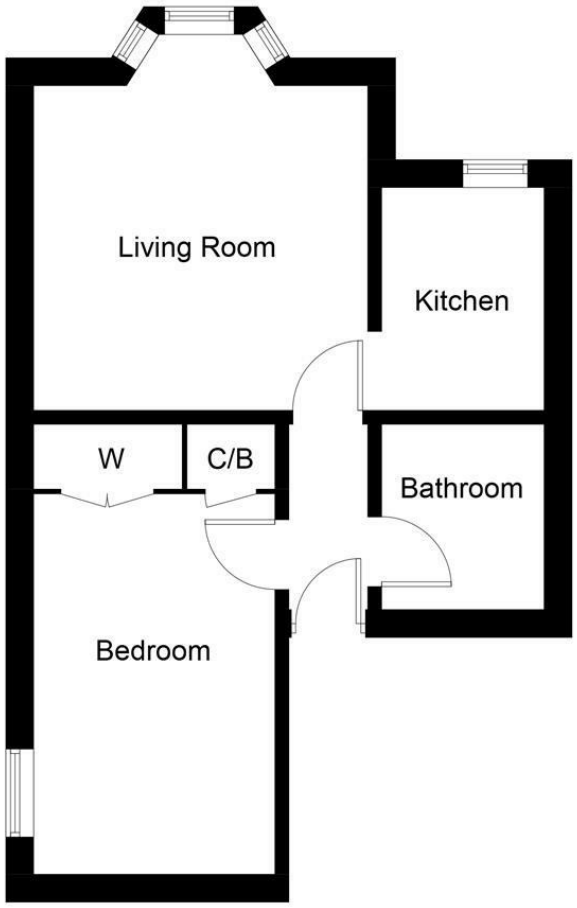
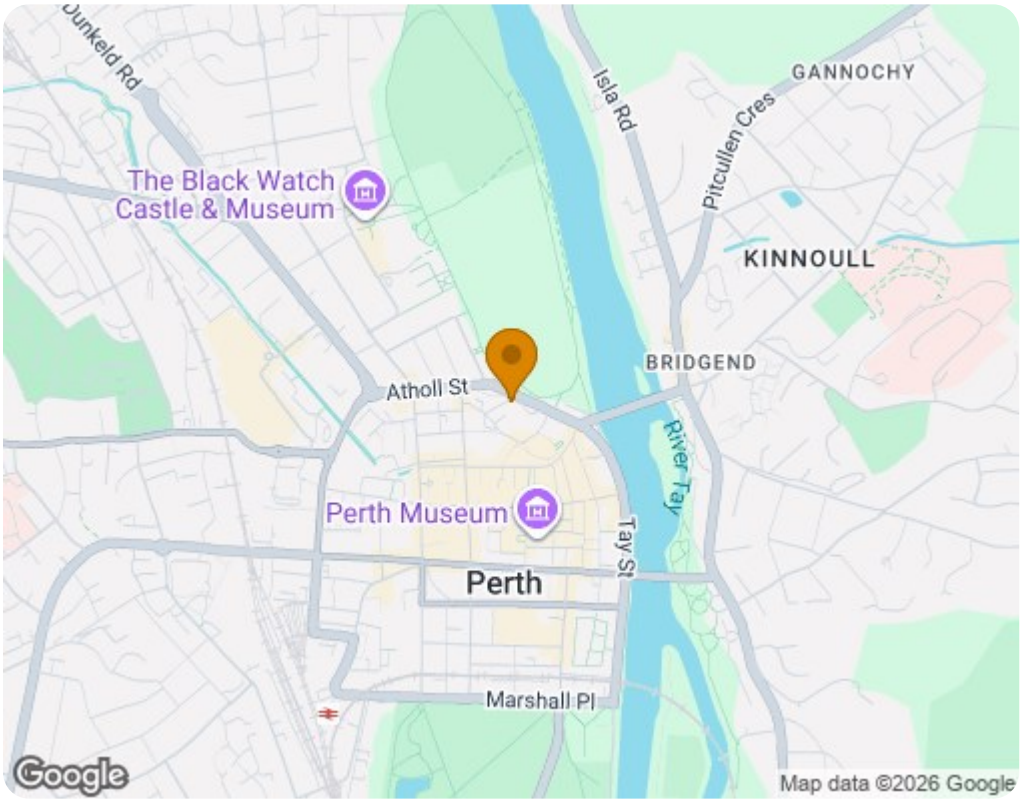
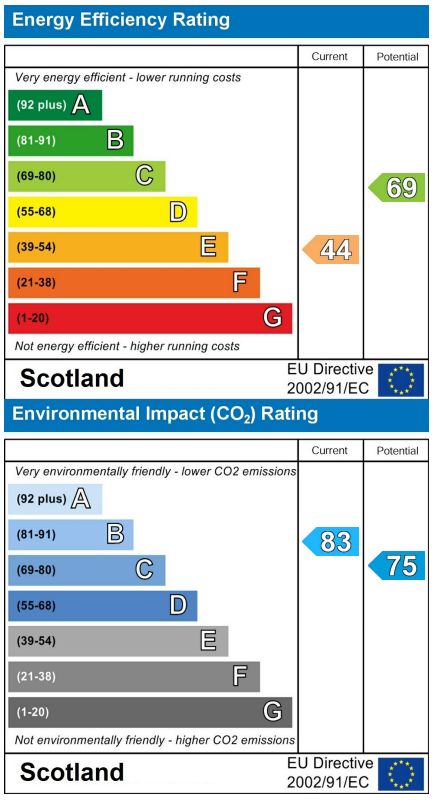


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