Simple Approach

Estate Agents







10, The Cooperage 44 Kinnoull Street, Perth
PH1 5EQ

Offers over £115,950

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

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Welcome to this charming second-floor flat located at 44 Kinnoull Street in the heart of Perth. This delightful apartment is perfectly situated in a sought-after area, making it an ideal choice for first-time buyers or savvy investors looking to expand their portfolio.

As you enter the property, you will find a welcoming reception room that offers a bright and airy atmosphere, perfect for relaxation or entertaining guests. The flat boasts two generous bedrooms, providing ample space for comfortable living. Each bedroom is designed to maximise natural light, creating a warm and inviting environment.

The sizeable kitchen offers plenty of room for culinary creativity. It is well-equipped and provides a functional space for preparing meals, whether for yourself or for hosting friends and family.

Located in the city centre, this flat is conveniently close to all local amenities, including shops, restaurants, and public transport links, ensuring that everything you need is just a short walk away. Additionally, the property benefits from residential parking, making it easy for you and your guests to find a space.

This flat on Kinnoull Street presents a wonderful opportunity to enjoy city living in a comfortable and well-appointed home. With its appealing features and prime location, it is not to be missed.

Lounge
11'2" x 16'7" (3.41 x 5.06)

Kitchen
15'1" x 8'2" (4.62 x 2.50)

Bedroom One
8'0" x 13'8" (2.46 x 4.18)

Bedroom Two
9'7" x 8'10" (2.94 x 2.70)

Bathroom
7'1" x 6'0" (2.16 x 1.85)











- Second Floor City Centre Apartment With A Private Parking Space
- Sizeable Kitchen
- Ideal For First-Time Buyers Or Investors
- Think this might be the property for you? Contact our mortgage team to discuss your options
- Two Generous Bedrooms
- Electric Heating & Double Glazing
- Located On Sought-After Kinnoull Street
- Bright & Spacious Lounge
- Ample Storage Throughout
- Close To All Local Amenities

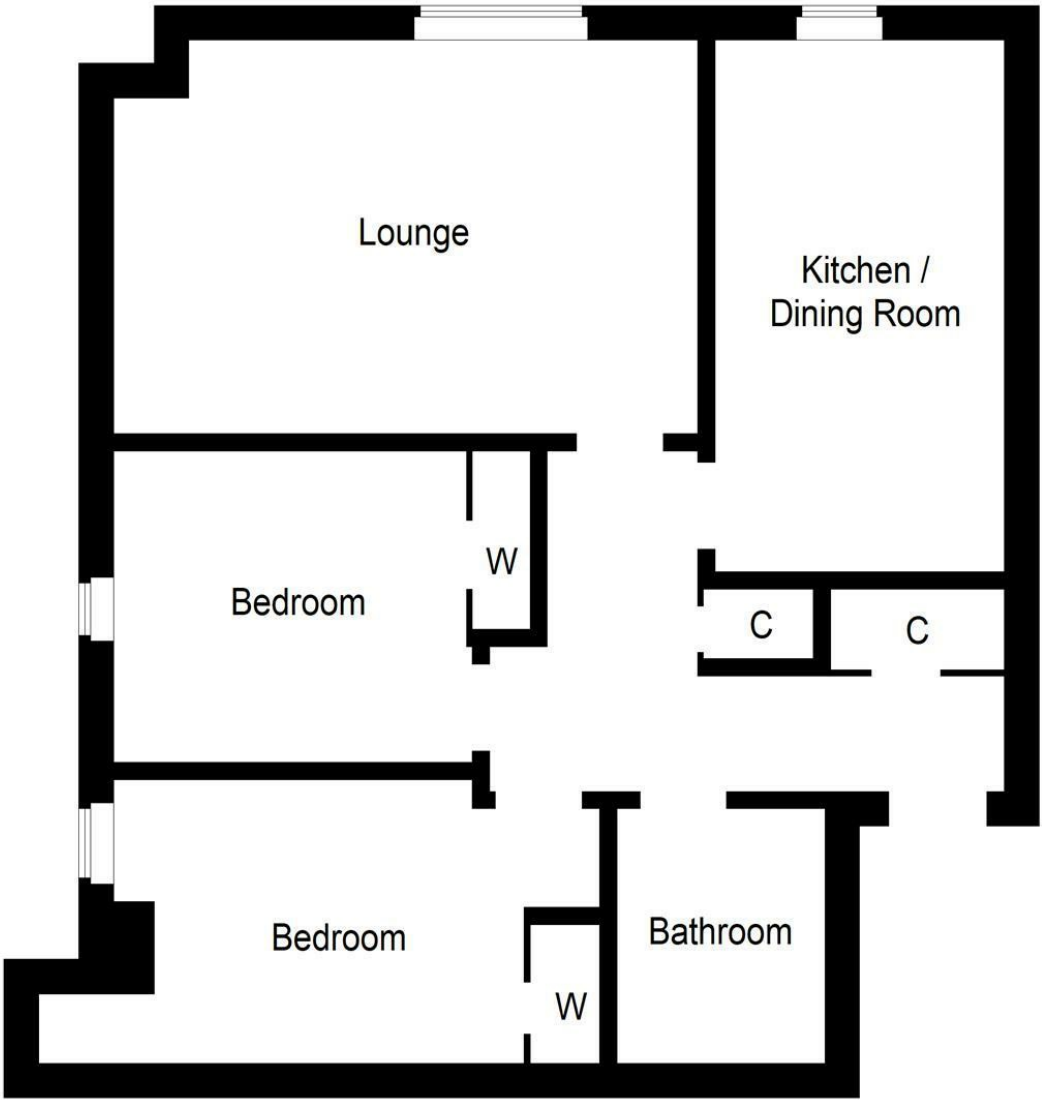


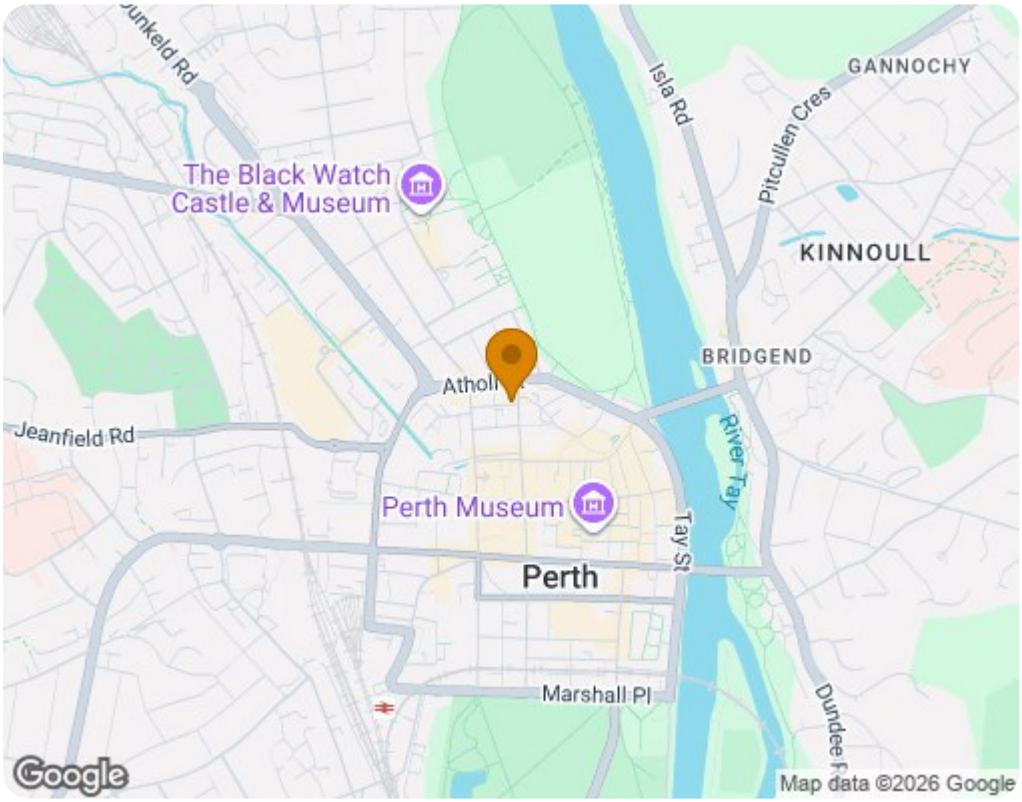


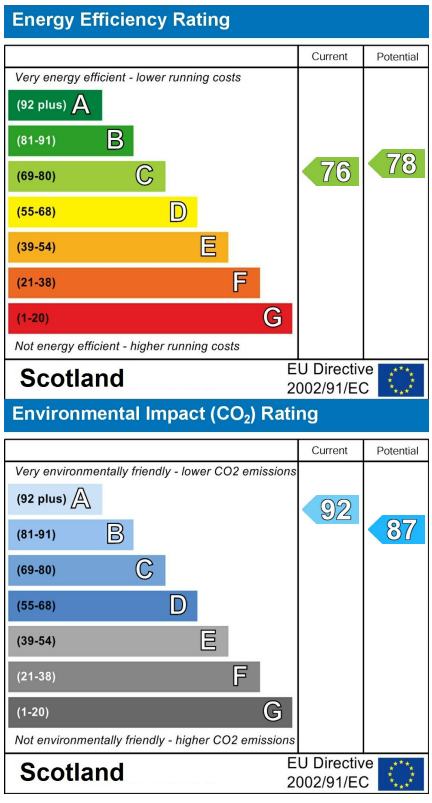




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