

Simple Approach



**18B St. Andrew Street, Perth**  
**Perthshire PH2 8SA**

**Offers over £39,950**

Simple Approach are pleased to welcome this bright, spacious and well presented ground floor flat within the modern development on St. Andrew Street to the residential market. Sold as a quarter-share this beautiful property is the perfect purchase for any first time buyer, mature buyer or small family looking for an affordable home to start them on the property ladder. Having been decorated in modern tones throughout, this property comprises a good-sized lounge with brand new carpeting, a separate dining kitchen, two double bedrooms and a family bathroom with shower over bath facility. Boasting sought-after features such as gas central heating, double glazing, a secure entry system and a permit providing access to parking space within the residential car park, this property offers buyers modern living within a sought-after development and could not be better located for quick access into Perth City Centre and for those looking for quick routes into Dundee, Edinburgh and the Central Belt via Perth Train and Bus Stations which are both within walking distance. Viewing is absolutely essential to appreciate the quality of home on offer, as well as the fantastic location.

#### Lounge

14'7" x 17'6" (4.47 x 5.34)

#### Dining Kitchen

9'1" x 13'0" (2.79 x 3.98)

#### Bathroom

7'2" x 6'7" (2.20 x 2.01)

#### External

Externally this building has a private residents car park with an permit provided for each property allowing parking for one car. The building and grounds are maintained by Caledonia Housing Association at an additional monthly rate paid directly to them. This monthly amount also covers buildings insurance, cleaning of stairwell, communal lighting and the upkeep of the external grounds including the front lawn and residential car parking area.

#### Location

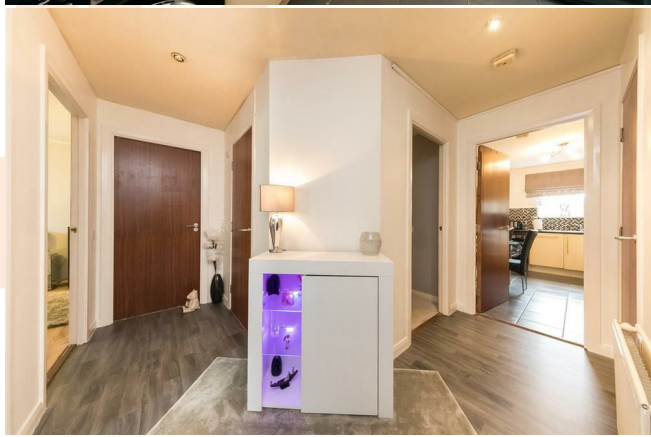
St. Andrew Street is set on the outskirts of the City Centre area of Perth. This property could not be better located for those looking for quick commuting links to larger cities including Dundee, Edinburgh and Glasgow via the nearby Perth Train & Bus Stations and benefits from having amenities such as High Street shops, restaurants and cafes all just minutes away.

#### Bedroom 1

11'10" x 12'4" (3.63 x 3.78)

#### Bedroom 2

9'4" x 12'4" (2.86 x 3.78)

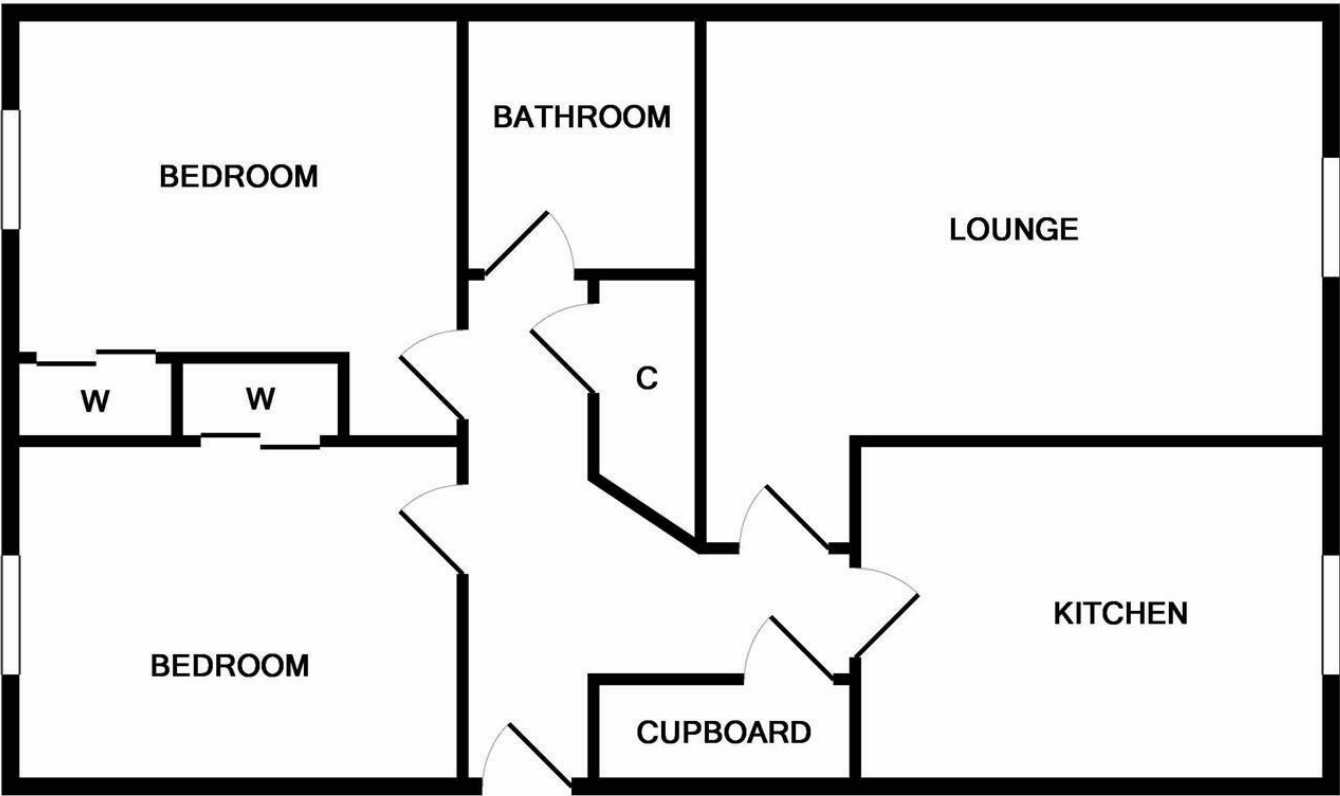






- Spacious Ground Floor Flat
- Two Double Bedrooms
- Sold As Quarter-Share Property
- Residential Car Parking (Permit Provided)
- Gas Central Heating & Double Glazing
- Nearby to City Centre





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Scotland		EU Directive 2002/91/EC