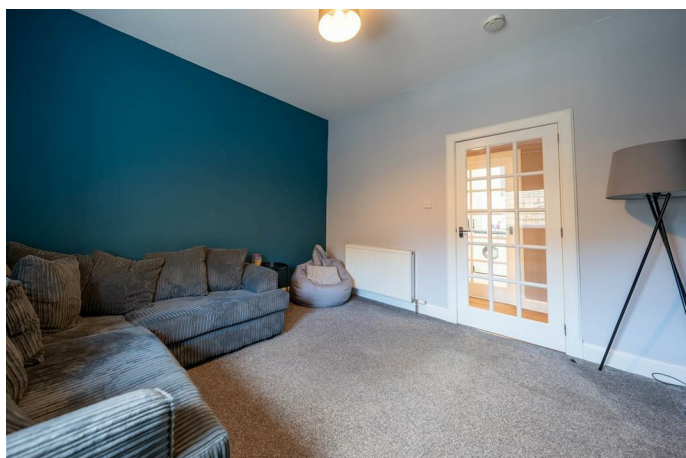


Simple Approach



**Flat 13 - 4 Union Lane, Perth
PH1 5PU**

Offers over £80,000

Simple Approach are pleased to welcome this bright and spacious two bedroom apartment on Union Lane to the residential market. Set in the heart of Perth City Centre, this property is within walking distance of all High Street shopping as well as nearby restaurants, bars and offices and is ideally situated for the commuter looking to be close to both Perth Train & Bus Station. Comprising an entrance hallway with two generous bedrooms, a spacious front-facing lounge, a modern fitted kitchen and shower room. This property is the perfect purchase for a buy-to-let investor or any first time buyer looking to start off in a well-located home in move in condition. Viewing is absolutely essential in order to appreciate the vibrant situation of the property as well as the overall living space on offer.

Lounge

11'7" x 11'6" (3.55 x 3.53)

Kitchen

9'9" x 8'2" (2.98 x 2.51)

Bedroom One

3.46 x 3.57

Bedroom Two

11'8" x 7'11" (3.58 x 2.42)

Shower Room

8'0" x 5'11" (2.45 x 1.82)





- First Floor, Two bedroom Apartment
- Gas Central Heating And Double Glazing
- Close To All Local Amenities
- Move-In Condition Throughout
- Spacious Accomodation
- Secure Door Entry



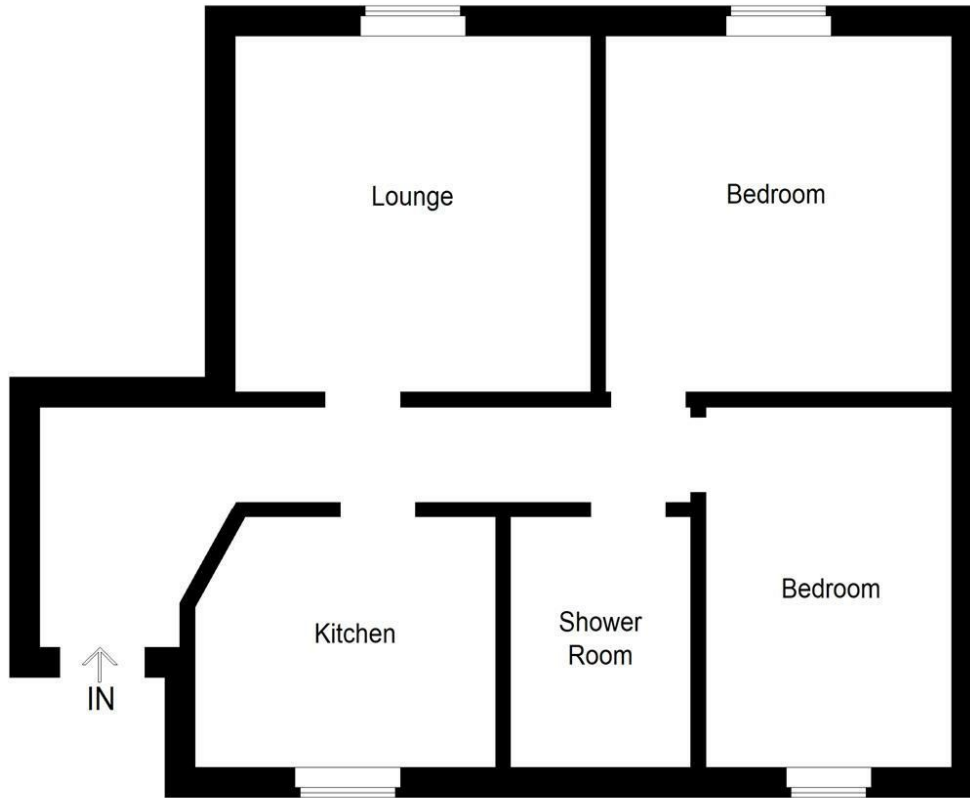
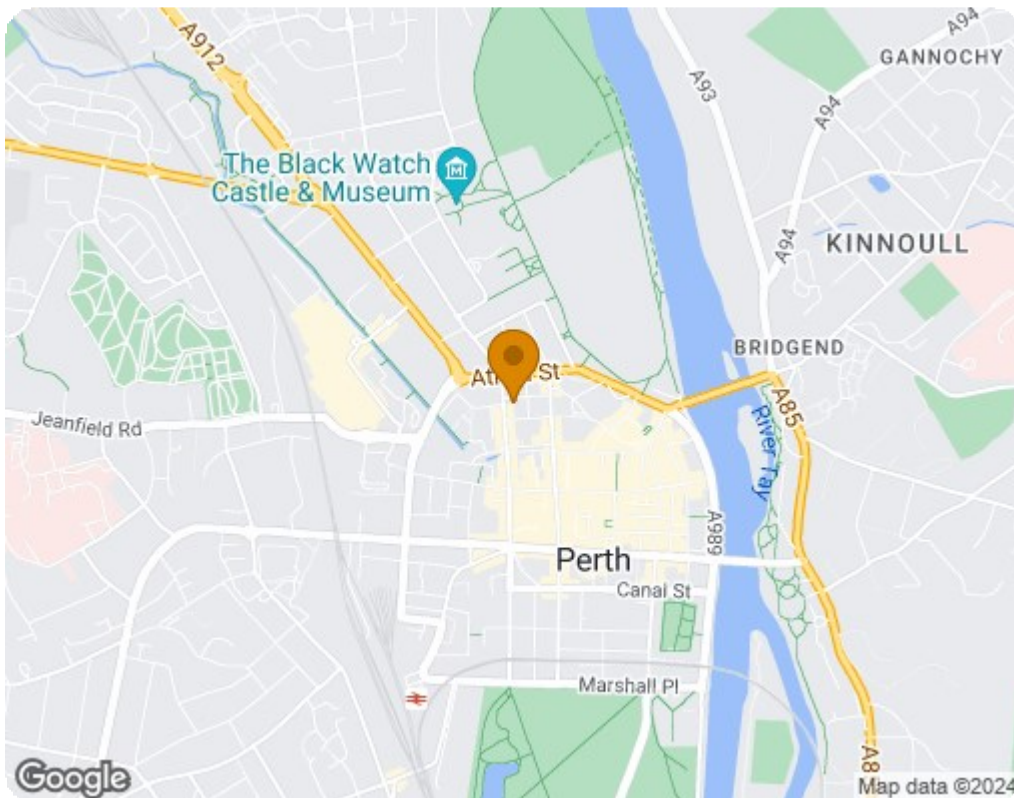


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1070053)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	67	
(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		80
(81-91) B		
(69-80) C	63	
(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