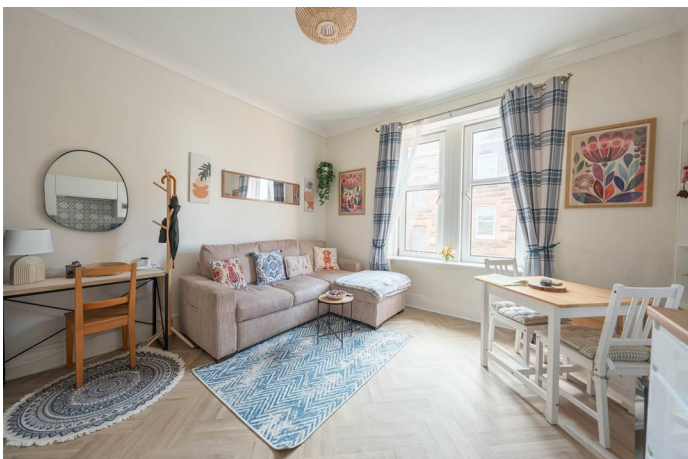


Simple Approach



**30 St Peters Place 2 Milne Street, Perth  
PH1 5QL**

**Offers over £59,950**

Situated within a convenient city centre location, this well-presented one-bedroom flat at St Peters Place, 2 Milne Street, Perth, offers an excellent opportunity for first-time buyers and property investors. The accommodation comprises a welcoming open-plan lounge and kitchen, creating a practical and sociable living space, along with a well-appointed shower room and a generously sized bedroom. The property is ideally positioned to take advantage of Perth's wide range of shops, restaurants, cafés and local amenities, all within easy reach. Combining a convenient location with comfortable accommodation, this attractive flat would make an ideal first home or a fantastic addition to a buy-to-let portfolio.

### Lounge / Kitchen

13'0" x 13'3" (3.97 x 4.06)

### Bedroom

10'9" x 7'7" (3.28 x 2.32 )

### Shower Room

7'5" x 4'8" (2.27 x 1.43)

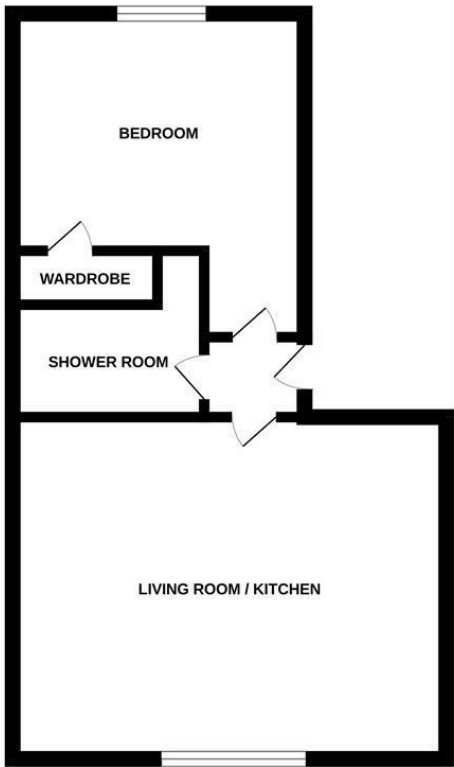




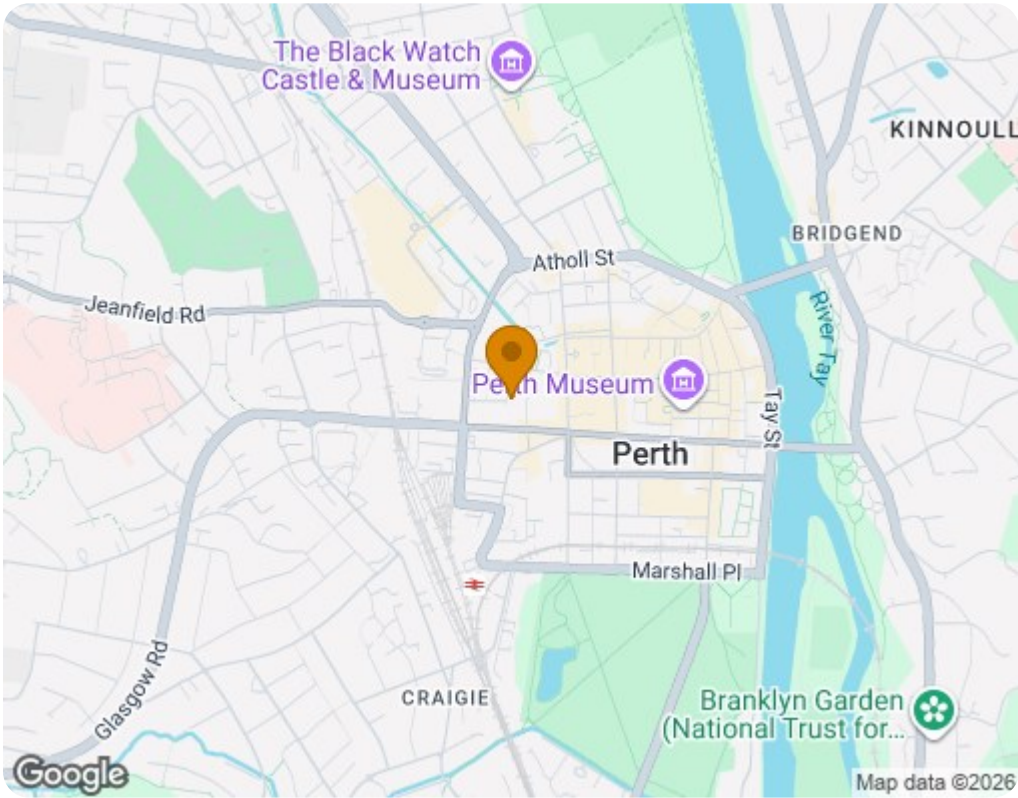
- Spacious One Bedroom Flat
- Highly Sought After Central Location
- Short Term Let License Active
- Stylish Open Plan Kitchen & Lounge
- Ideal For First Time Buyers
- Well Appointed Shower Room
- Excellent Buy-To-Let Investment Opportunity



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.  
Made with MemoPro 6/2020



| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         | 77        |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       | 49      |           |
| (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                                                     |         | 91        |
| (81-91) B                                                       | 87      |           |
| (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                                |         |           |