



**1 The Cooperage, 44, Kinnoull Street,
Perth, Perthshire, PH1 5EQ**



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Offers over £67,000



*****HOME REPORT VALUE 72,000 WITH A RENTAL INCOME OF £470 pcm***** A wonderful opportunity to purchase a ONE BEDROOM GROUND FLOOR APARTMENT in the city centre of Perth.

This property offers good sized accommodation that comprises lounge, kitchen, bathroom and a double bedroom.

The property is close to all local amenities which include restaurants, high street shopping, rail station, bus station, library, swimming pool and all within walking distance of the property. Perth also offers good road links to the north and south via the A9 or the M90 which give commuting access to Edinburgh, Glasgow, Dundee and Inverness. EPC Rating C.

- **Amazing City Centre Location**
- **Great first time buyer or Buy to let Investment**
- **Ideal retirement opportunity - Ground floor**
- **Fantastic investment opportunity**
- **Private off street Parking**
- **Secure Door Entry System**
- **Minutes from the Park and River walks**
- **A rental income of £470**

Entrance Hall 12'8" x 3'0"

Entered via a hardwood door the entrance hall provides access to all accommodation. Decorated in neutral tones with carpeted flooring. Security entry phone. Electric heater.

Lounge 12'0" x 11'1"

A good sized room with space for range of furniture. Front and side facing double glazed windows letting in lots of natural light. Carpeted and decorated in neutral tones. Wall mounted electric heater. T.V. point.

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Kitchen 10'0" x 9'0"

A side facing double glazed window. White wooden wall and base units with complimentary work surfaces, tiled splash-back, stainless steel sink, four ring electric hob with electric fan above and electric oven below. Space and plumbing for a washing machine and free standing fridge freezer. Decorated in neutral tones. Has a wall mounted electric heater. Vinyl flooring.

Bedroom 13'5" x 8'11"

A good sized double room with space for a range of free standing furniture. Front facing double glazed window. Fitted wardrobe with hanging rails and shelving. Carpeted and decorated in neutral tones. Wall mounted electric heater.

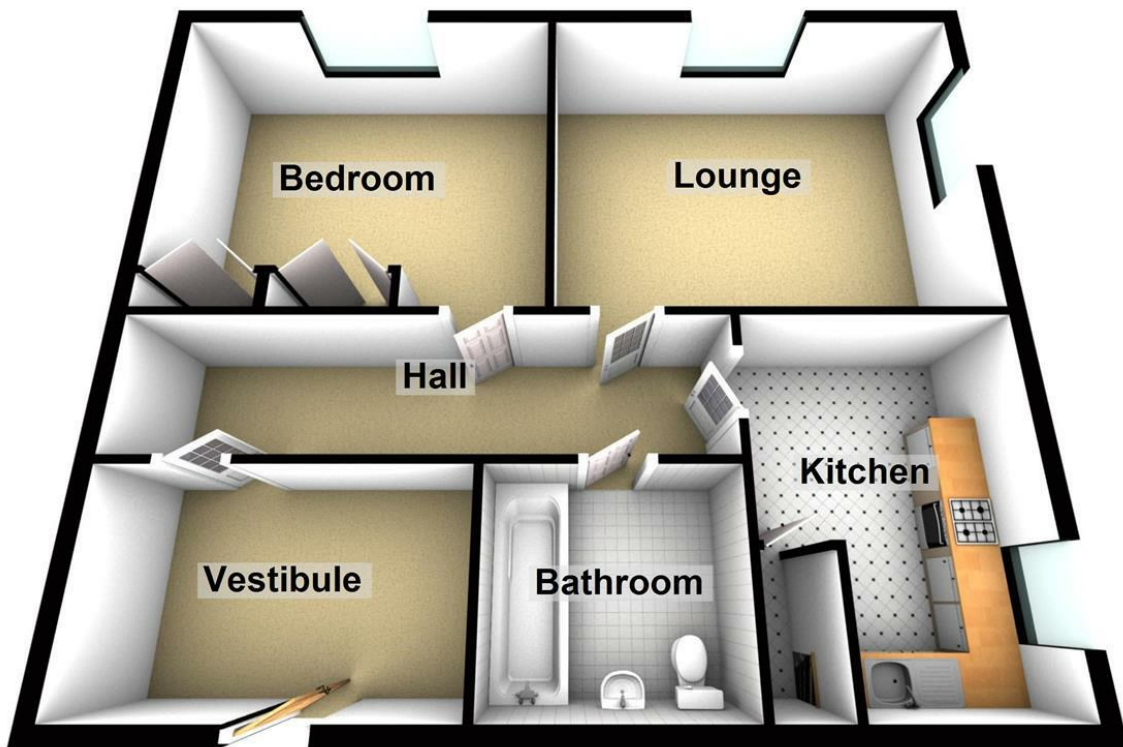
Bathroom 6'4" x 5'6"

A good sized shower room with walk in electric shower, pedestal wash hand basin and W.C. all in white. Floor to ceiling wet wall around the shower, W.C. and wash hand basin. Decorated in neutral tones. Vinyl flooring. Wall mounted electric heater.





Ground Floor



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