



Sitting on the west banks of the River Tay, Perth is a consistent winner of Beautiful Britain award. It is home to a community of eclectic retailers, atmospheric eateries, a bustling shopping centre, Theatre and Concert Hall. In Perth city centre you can shop, eat and be entertained. The city centre offers all social and cultural facilities including a theatre and concert hall. There is a wide range of independent shops as well as some of the high street brands. Perth Racecourse is very popular with some of the finest jockeys, horses, owners and trainers from the UK and Ireland. There is also Perth's railway and bus stations, which can also be found within walking distance of the property providing many useful commuter links. The picturesque South Inch Parklands are also close by.

We are delighted to offer onto the market this top floor two double bedroom flat in a

quiet residential location close to Perth and commuting distance to universities.

The accommodation comprises of a large hall which has been used as a study area. The bright lounge with bay window. The kitchen comprises of modern wall and base units with space for a dining table which has a Juliet balcony. The bathroom is complementary tiled with a bath, overhead shower, WC, basin and vanity units. There are two double bedrooms with free-standing wardrobes which are included in the sale.

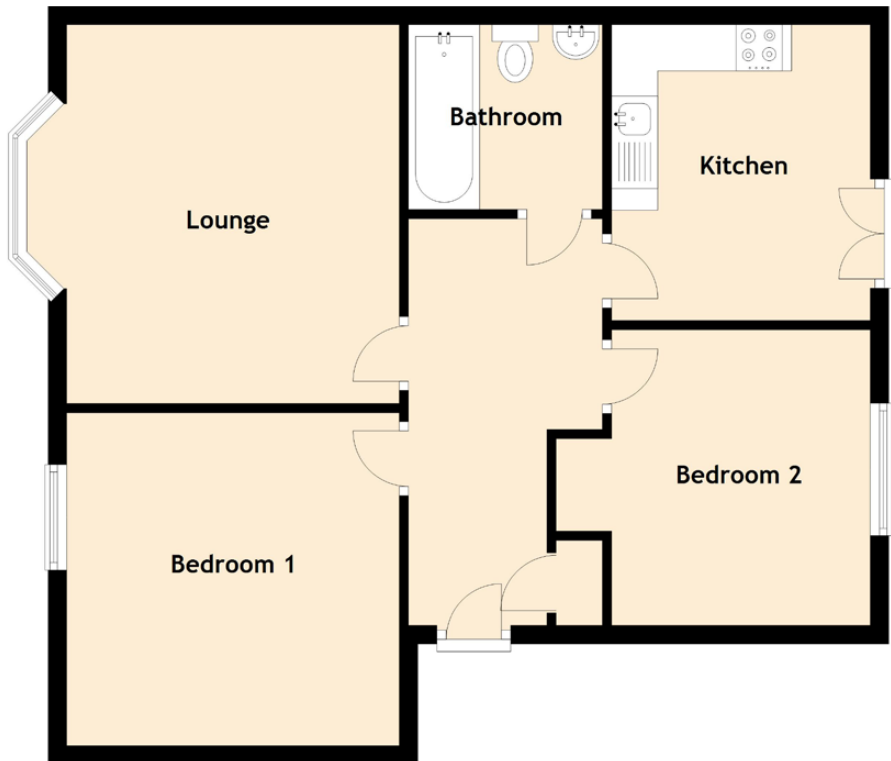
The property benefits from double glazing, gas central heating and secure door entry system. Externally there is space for parking.

McEwan Fraser Legal highly recommends early viewing to fully appreciate the accommodation and location of the property.



11 GLENTURRET PLACE



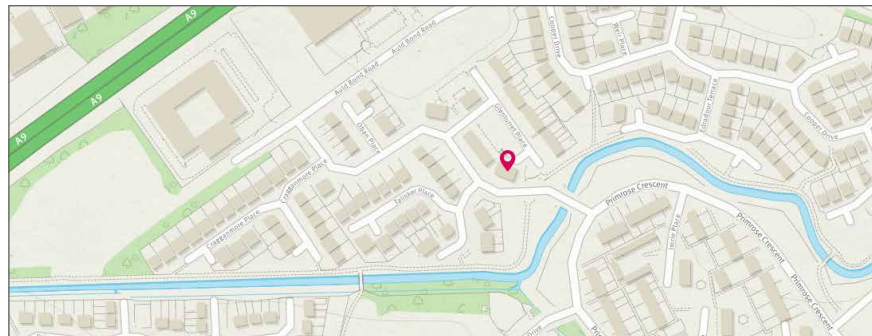


Approximate Dimensions (Taken from the widest point)

Lounge	4.10m (13'5") x 3.60m (11'10")
Kitchen	3.20m (10'6") x 2.80m (9'2")
Bedroom 1	3.60m (11'10") x 3.60m (11'10")
Bedroom 2	3.40m (11'2") x 3.20m (10'6")
Bathroom	2.10m (6'11") x 2.00m (6'7")

Gross internal floor area (m²): 58m²

EPC Rating: C



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