







## 3d Marlee Road

PERTH, PERTHSHIRE, PH1 2HL

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mature, residential area of the City with Parking is available on the street to the all amenities close at hand. The City of front and the property has part of the Perth, situated in the heart of Scotland, front garden and part of the side garden is a consistent winner of Beautiful Britain with a drying area to the rear. award and is home to a community of Upon climbing the stairs you enter the eclectic retailers with a wide range of property into the hallway where they are independent shops as well as some of two storage cupboards, access to the the high street brands. Atmospheric two double bedrooms one with a front eateries, a bustling shopping centre, and the other a rear aspect through Theatre and Concert Hall are all to hand double glazed windows. The bathroom for your entertainment. The centre is is a three-piece suite with shower flanked by the two 'Inches' running over the bath. The living room enjoys a along the banks of the River Tay and front aspect with decorative fireplace Leisure pursuits are varied and plentiful and display areas. from swimming to golf, walking, curling, bowling, tennis to name a few. You do not The kitchen has a comprehensive range have to go far out of the City to enjoy all of eye and base level cupboards with of the wonderful scenery Perthshire has built-in cooker, space for a washing to offer. All of these amenities combine to machine and upright fridge/freezer. The make Perth a popular destination

Part Exchange Available!

We're delighted to offer onto the open market this first floor two double bedroom

Marlee Road is situated in a popular, flat situated in this quiet residential area.

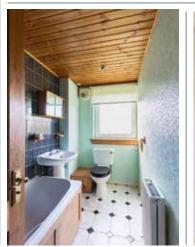
property requires some modernisation but would make an ideal starter home or investment opportunity.















Specifications
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge4.60m (15'1") x 4.00m (13'1")Kitchen2.90m (9'6") x 2.40m (7'10")Bedroom 13.90m (12'10") x 3.50m (11'6")Bedroom 23.50m (11'6") x 2.90m (9'6")Bathroom2.90m (9'6") x 1.50m (4'11")

Gross internal floor area (m²): 67m² | EPC Rating: C

Extras (Included in the sale): Property is sold as seen.





Solicitors & Estate Agents

Tel. 01738 500 655 www.mcewanfraserlegal.co.uk info@mcewanfraserlegal.co.uk



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Layout graphics and design

ABBEY TURPIE

Designer