



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
01738 500 655

**3d Marlee Road**  
PERTH, PERTSHIRE, PH1 2HL



# 3d Marlee Road

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Marlee Road is situated in a popular, mature, residential area of the City with all amenities close at hand. The City of Perth, situated in the heart of Scotland, is a consistent winner of Beautiful Britain award and is home to a community of eclectic retailers with a wide range of independent shops as well as some of the high street brands. Atmospheric eateries, a bustling shopping centre, Theatre and Concert Hall are all to hand for your entertainment. The centre is flanked by the two 'Inches' running along the banks of the River Tay and Leisure pursuits are varied and plentiful from swimming to golf, walking, curling, bowling, tennis to name a few. You do not have to go far out of the City to enjoy all of the wonderful scenery Perthshire has to offer. All of these amenities combine to make Perth a popular destination

Part Exchange Available!

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

flat situated in this quiet residential area. Parking is available on the street to the front and the property has part of the front garden and part of the side garden with a drying area to the rear. Upon climbing the stairs you enter the hallway where they are two storage cupboards, access to the two double bedrooms one with a front and the other a rear aspect through double glazed windows. The bathroom is a three-piece suite with shower over the bath. The living room enjoys a front aspect with decorative fireplace and display areas.

The kitchen has a comprehensive range of eye and base level cupboards with built-in cooker, space for a washing machine and upright fridge/freezer. The 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)

Lounge	4.60m (15'1") x 4.00m (13'1")
Kitchen	2.90m (9'6") x 2.40m (7'10")
Bedroom 1	3.90m (12'10") x 3.50m (11'6")
Bedroom 2	3.50m (11'6") x 2.90m (9'6")
Bathroom	2.90m (9'6") x 1.50m (4'11")

Gross internal floor area (m<sup>2</sup>): 67m<sup>2</sup> | EPC Rating: C

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



Image credit: <https://www.vothamencurys.co.uk/company/>

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Part  
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Text and description  
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Photographer



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