




McEwan Fraser Legal

Solicitors & Estate Agents

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23 Lewis Place

PERTH, PH1 3BD

LOCATION

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 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 built-in 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.



PROPERTY

This end terrace three bedroom property offers spacious living accommodation over two floors. The property occupies an end of terrace position and has the added benefit of a front and rear garden that is ideal for relaxing, entertaining or for a summer barbecue.

The property is in good order throughout. The property comprises

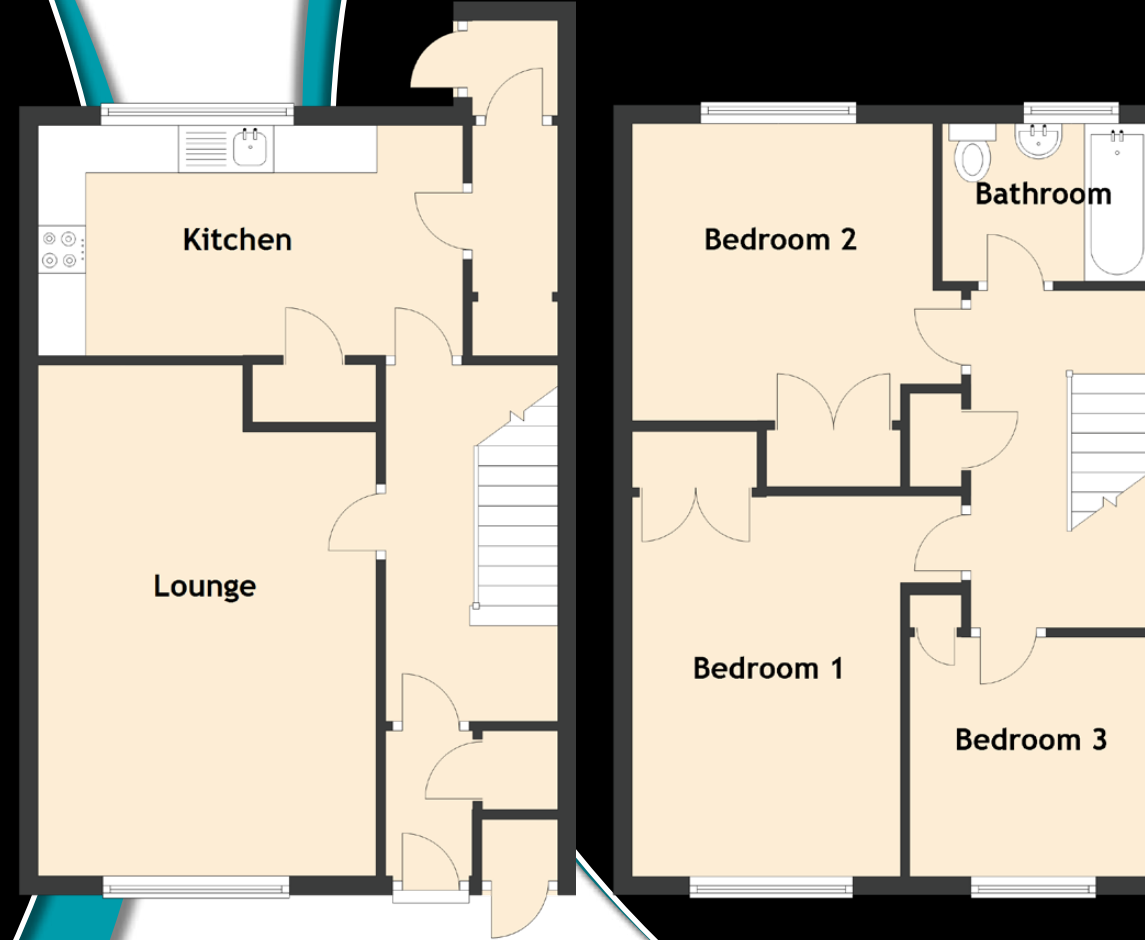
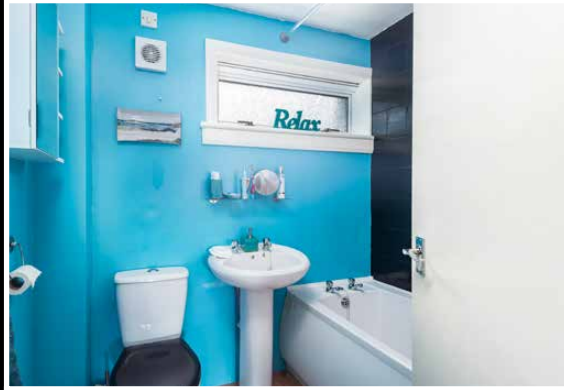
of an entrance vestibule, with built-in storage, that leads into the hallway. The bright and spacious lounge sits to the front of the house with a large window letting in an abundance of natural daylight. This room is carpeted for comfort. A generous dining kitchen area is to the rear of the house with a range of base and wall units, with hob, cooker hood, and built under oven. There is a pantry storage area.

On the upper level of this home is the family bathroom that includes a bath with overhead shower, WC and basin with pedestal. There are three bedrooms. The master bedroom is located to the front of the property with ample space for bedroom furniture.

Externally there is a front and rear garden, which is easily maintained.



SPECIFICATIONS



Approximate Dimensions
(Taken from the widest point)

Lounge	5.37m (17'7") x 3.55m (11'8")
Kitchen	4.46m (14'8") x 2.42m (7'11")
Bedroom 1	4.06m (13'4") x 3.51m (11'6")
Bedroom 2	3.51m (11'6") x 3.17m (10'5")
Bedroom 3	2.56m (8'5") x 2.55m (8'4")
Bathroom	2.06m (6'9") x 1.68m (5'6")

Gross internal floor area (m²) - **87m²**

EPC Rating - **D**



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