




McEwan Fraser Legal

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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.

An excellent opportunity has arisen to acquire this spacious two bedroom second-floor flat, making for an ideal first-time-buyer or buy-to-let investment. Viewing of this property is highly recommended.

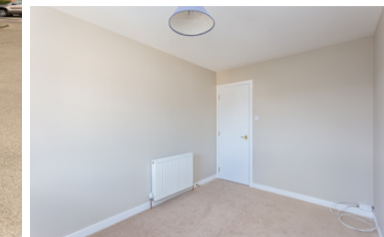
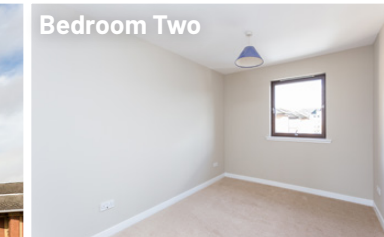
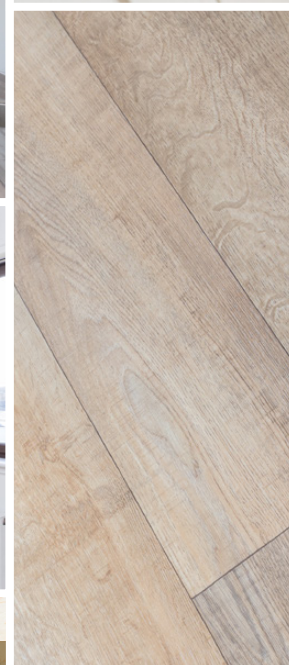
Internally this accommodation is in an excellent decorative order, having recently undergone a full refurbishment. The lounge is both bright and spacious, with access to the kitchen/diner. This space benefits from a range of integrated appliances and is finished with modern splash back panelling.

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.

There are also two double bedrooms, one of which has double built-in wardrobes. The entrance hallway also features a large storage cupboard. Finally, the property is completed with a three-piece, partially tiled bathroom with an overhead shower.

This property also benefits from gas central heating, full double glazing and communal garden grounds surrounding the property. There is also more than adequate off-street parking to accommodate both residents and visitors alike.



LOCATION

PROPERTY

**Approximate Dimensions
(Taken from the widest point)**

Lounge	4.10m (13'5") x 3.90m (12'10")
Kitchen	3.20m (10'6") x 3.00m (9'10")
Bedroom 1	3.70m (12'2") x 3.00m (9'10")
Bedroom 2	3.70m (12'2") x 2.60m (8'6")
Bathroom	2.30m (7'7") x 1.70m (5'7")

Gross internal floor area (m²)

59m²

EPC Rating

C

**Extras
(Included in the sale)**

All fixtures and fittings, including blinds, curtains, light fittings, carpets and fitted floor coverings. Please note, other items may be available through separate negotiation.

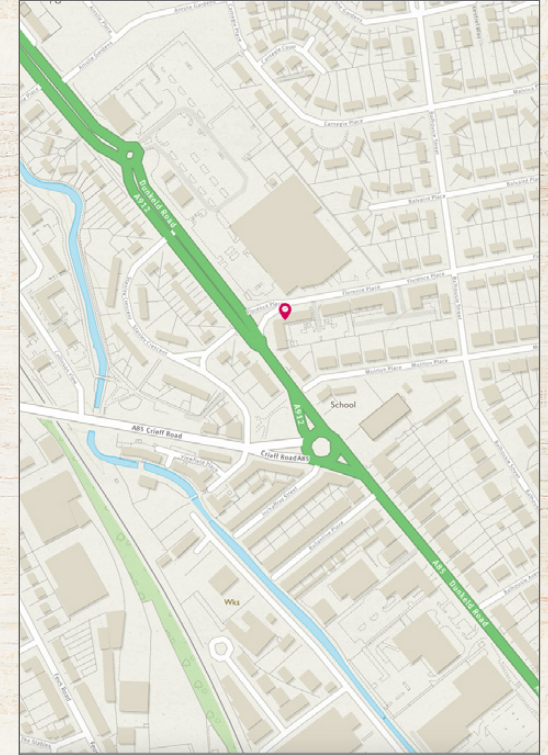
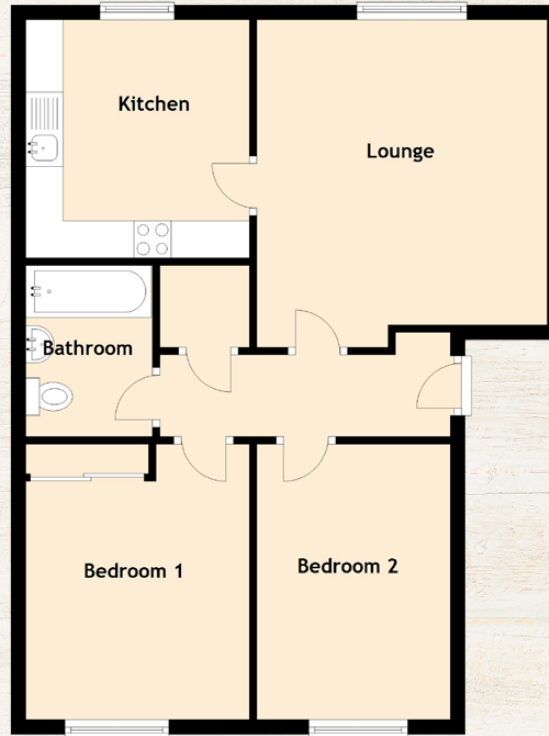


Image credit: <https://www.outanceurvey.co.uk/omaps/>

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Text and description
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