

6B Victoria Street

PERTH, PH2 8LW



WALK-IN CONDITION WITH MODERN KITCHEN
AND BATHROOM



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McEwan Fraser is delighted to offer to the market this desirable two bedroom, first floor, flat in the heart of the City of Perth. Within walking distance to train and bus stations as well as all the shops and amenities the city has to offer.

Freshly decorated, this well-maintained property offers:

- A lounge
- Two bedrooms
- A kitchen
- A shower room

A secure entry system operates the front door.

The Lounge







Bedroom 1

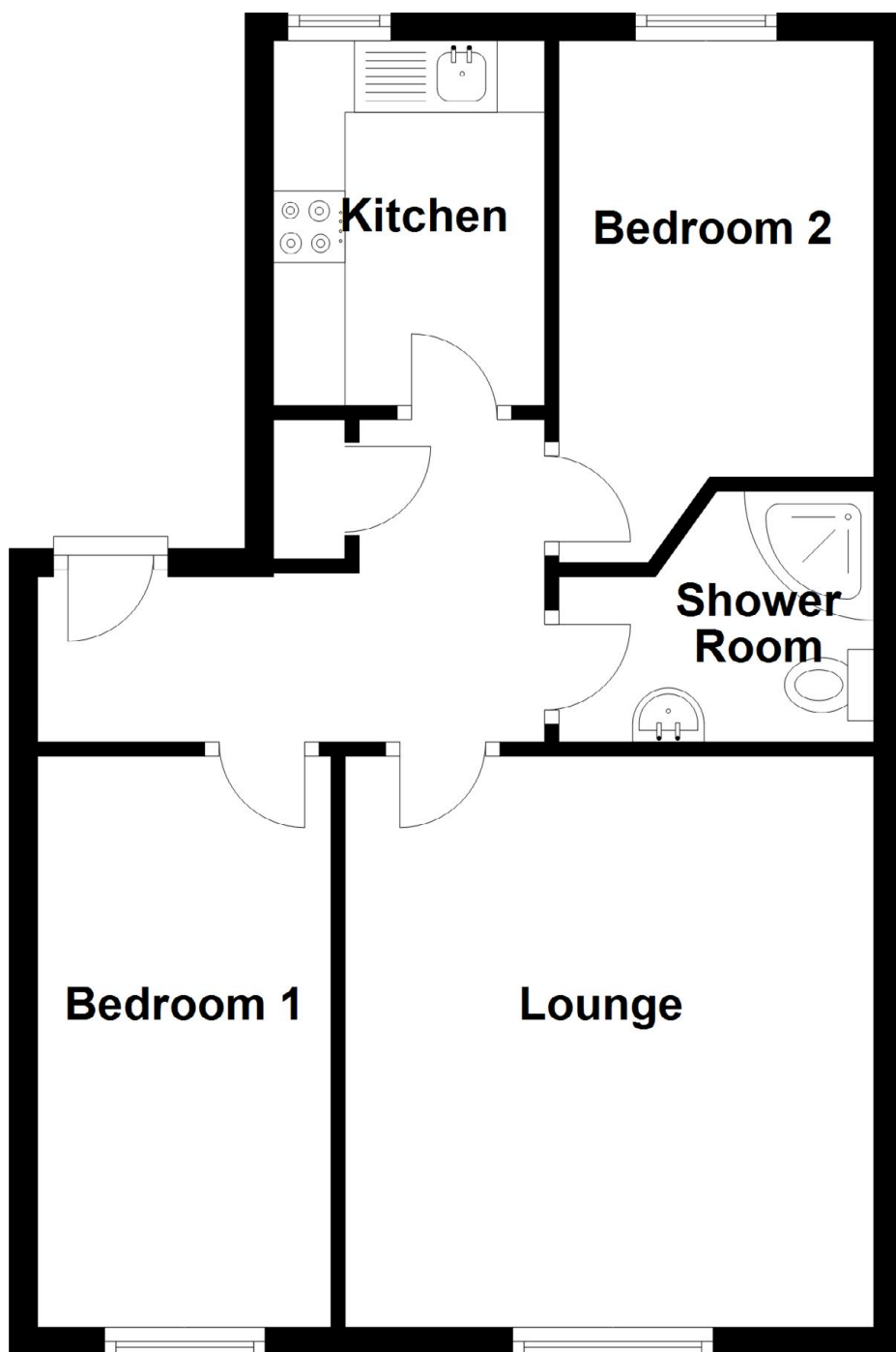




Bedroom 2







Approximate Dimensions
(Taken from the widest point)

Lounge	4.00m (13'1") x 3.70m (12'2")
Kitchen	2.55m (8'4") x 1.90m (6'3")
Bedroom 1	4.00m (13'1") x 2.05m (6'9")
Bedroom 2	3.05m (10') x 2.30m (7'7")
Shower Room	2.20m (7'3") x 1.15m (3'9")

Gross internal floor area (m²): 47m²

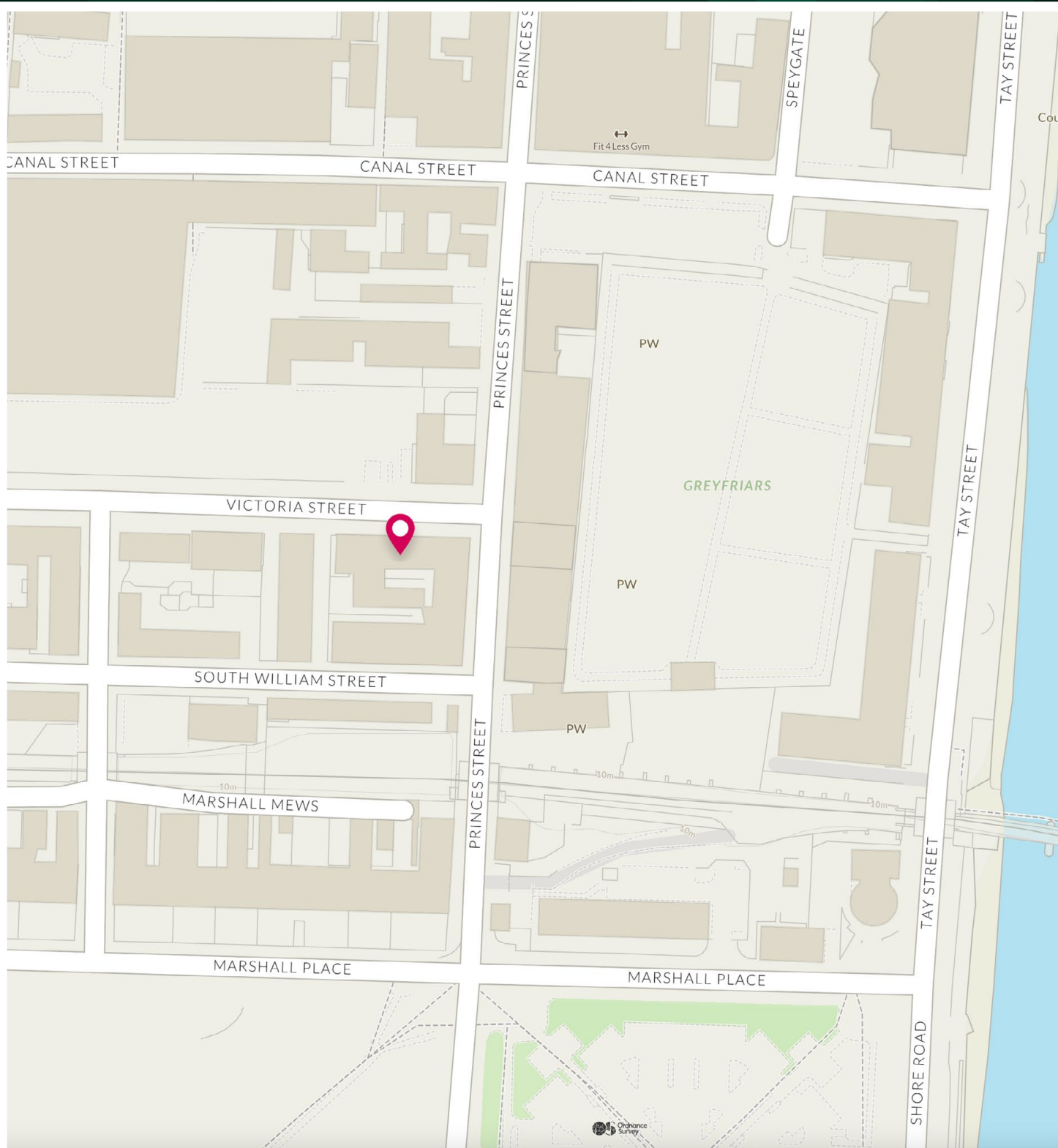
EPC Rating: C



Victoria Street is located within walking distance of the vibrant city of Perth which offers a comprehensive range of shops, bars and restaurants as well as art galleries, theatre, concert hall, and cinema. Leisure facilities include a swimming pool, ice rink and sports centres. For those who enjoy outdoor pursuits, the rivers, hills and lochs of the highlands are easily accessible and ideal for a variety of outdoor activities.

There are excellent road and rail links from Perth to Edinburgh, Glasgow, Dundee, Aberdeen and Inverness. The train station is a short walk away. Edinburgh Airport is about 35 miles away. Perth City Centre, situated in the heart of Scotland, is a consistent winner of the Beautiful Britain award. It is home to a community of eclectic retailers, atmospheric eateries, and a bustling shopping centre.

The Location



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THE SUNDAY TIMES
THE SCOTSMAN



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