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*LARGE GARDEN
AND SUMMER HOUSE*



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Embrace city living at its finest with this captivating split-level maisonette, nestled in the heart of Perth. Accessible via a door from the main road, this unique residence exudes urban charm. Ascend the staircase around the back to discover an inviting open-plan layout, seamlessly connecting the modern kitchen/dining room and living area.



The entire property is bathed in natural light, courtesy of double glazing, creating an airy and inviting ambiance. Stay comfortably warm with the efficient electric heating central heating system, providing a cozy retreat from the city's hustle and bustle.









Venture upstairs to a spacious landing, offering versatile potential as a dressing area or additional living space. Two generously sized double bedrooms await, adorned with the promise of restful nights. The family bathroom completes the upper level, featuring contemporary amenities for convenience and style.





Bedroom 1

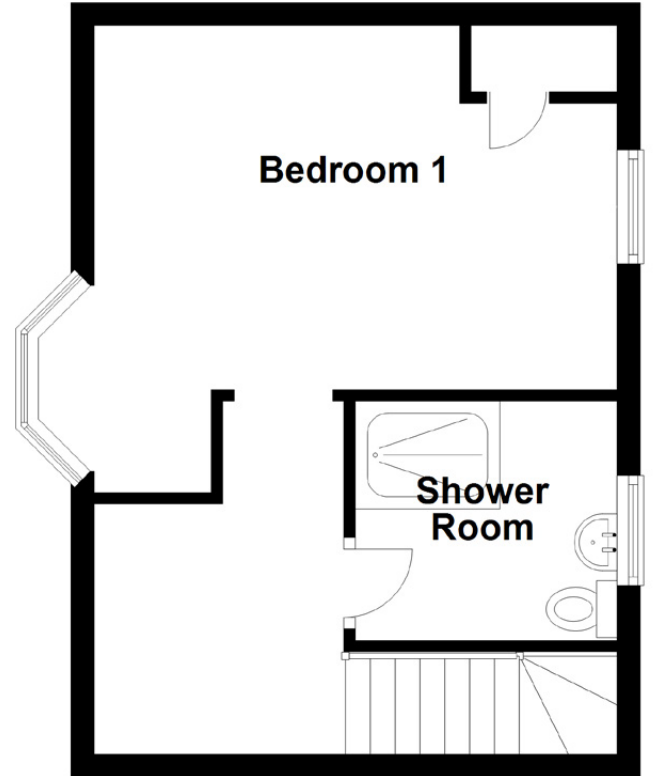
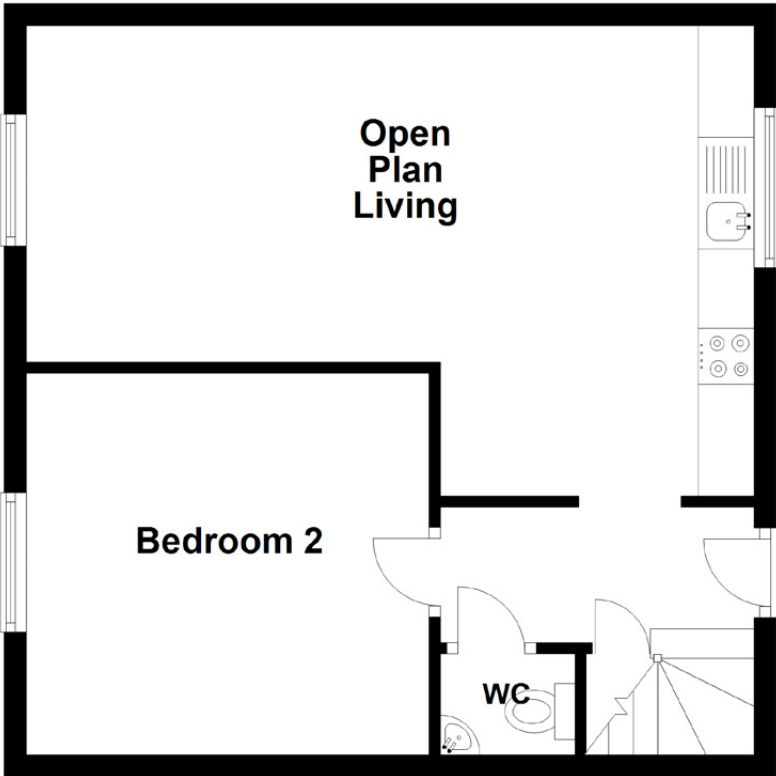




Bedroom 2







Approximate Dimensions

(Taken from the widest point)

Open Plan Living	6.50m (21'4") x 4.20m (13'9")	WC	1.20m (3'11") x 0.90m (2'11")
Bedroom 1	4.60m (15'1") x 3.20m (10'6")		
Bedroom 2	3.60m (11'10") x 3.40m (11'2")	Gross internal floor area (m ²): 69m ²	
Shower Room	2.30m (7'7") x 2.10m (6'11")	EPC Rating: C	

Floor Plan



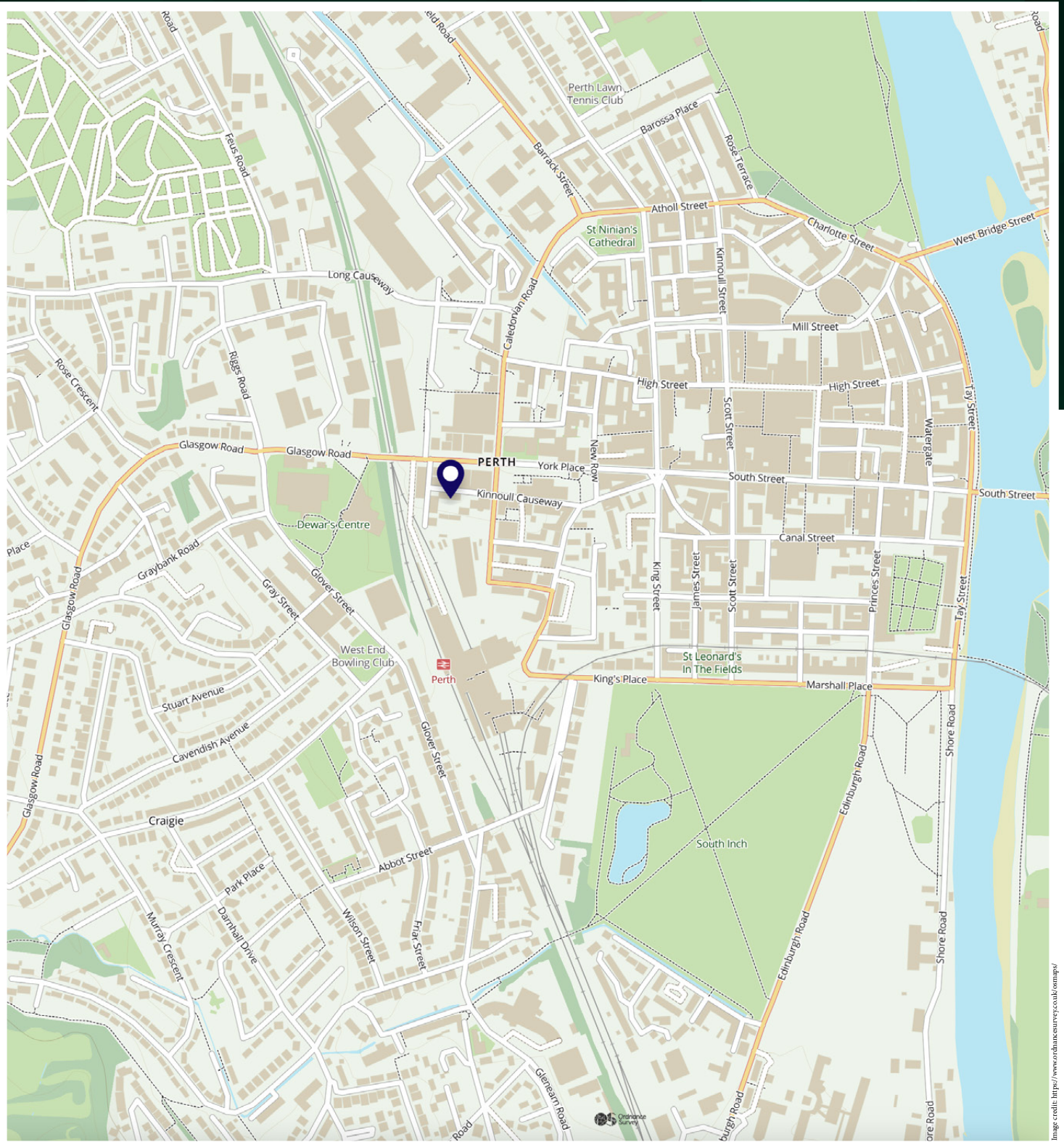
Escape to the outdoors through the back door to a vast lawned garden, an urban oasis perfect for relaxation or entertaining. A charming summer house, equipped with power and light, beckons as a versatile space for various activities.

parking is available nearby, and securing a parking permit through the council adds an extra layer of convenience. Whether you're a student seeking proximity to educational institutions or a professional craving city living, this maisonette stands as the ideal abode, seamlessly blending style, practicality, and urban allure. Don't miss the chance to call this city retreat home.

The Garden

Nestled along the banks of the River Tay, Perth in Scotland is a historic city blending ancient charm with modern vibrancy. Explore the picturesque streets lined with medieval architecture, visit the iconic Perth Castle, and enjoy the serene beauty of the surrounding countryside. With its rich cultural heritage and stunning landscapes, Perth offers a delightful experience for both history enthusiasts and nature lovers alike.





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