




McEwan Fraser Legal

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85D DUNKELD ROAD

A recently renovated two bedroom first-floor flat



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 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.

An excellent opportunity has arisen to acquire this recently renovated two bedroom first-floor flat, making for an ideal first-time-buyer or buy-

to-let investment. Viewing of this property is highly recommended.

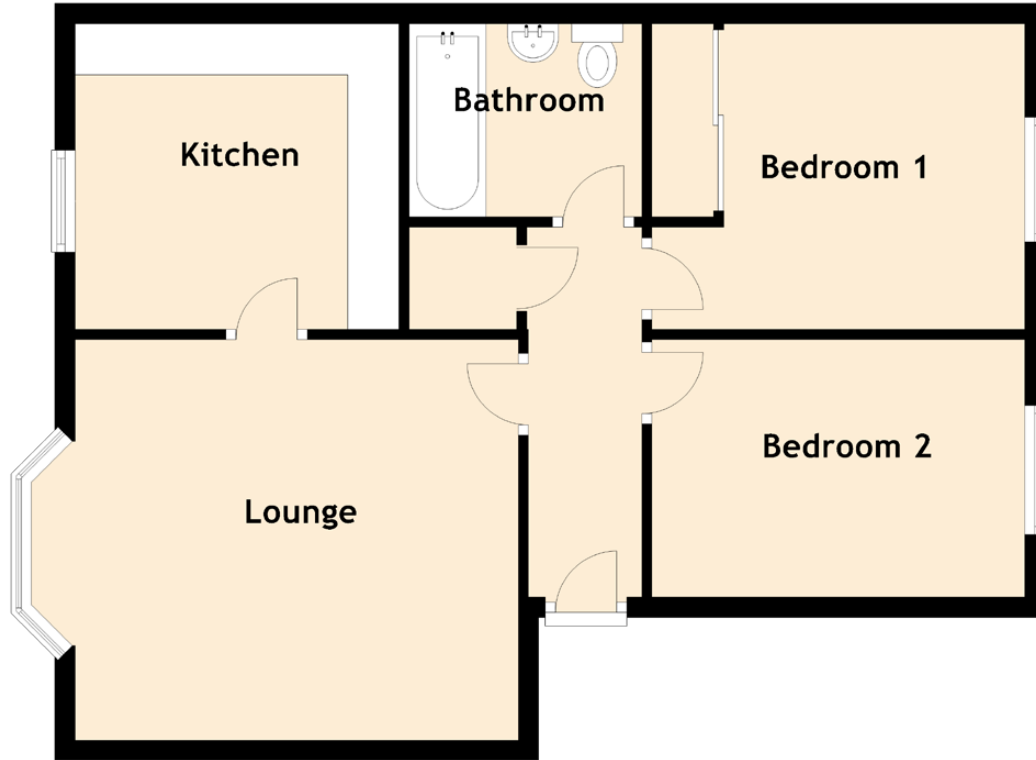
Internally this accommodation is in an excellent decorative order, having recently undergone a full refurbishment and briefly consists

of; an entrance hallway with a large storage cupboard and a bright and spacious lounge, with access to the kitchen/diner. This space benefits from a range of integrated appliances and is finished with modern splash back panelling. There are also two

double bedrooms, one of which has double built-in wardrobes. Finally, the property is completed with a three-piece 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.

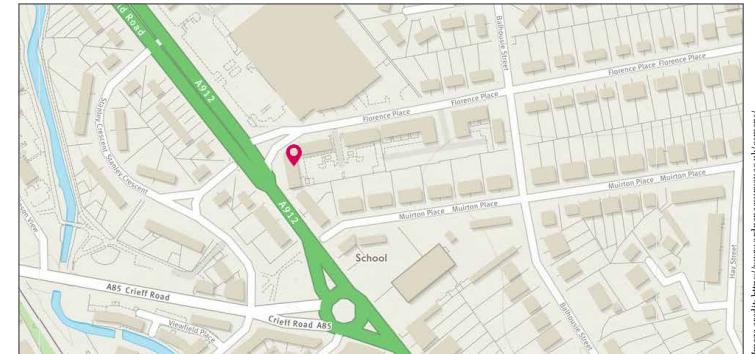


Approximate Dimensions
(Taken from the widest point)

Lounge	4.34m (14'3") x 3.92m (12'10")
Kitchen	3.17m (10'5") x 2.99m (9'10")
Bedroom 1	3.65m (12') x 3.00m (9'10")
Bedroom 2	3.65m (12') x 2.52m (8'3")
Bathroom	2.28m (7'6") x 1.89m (6'2")

Gross internal floor area (m²): 52m²

EPC Rating: C




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