



Charming mid-terraced abode embodies the essence of a perfect starter home or an enticing buy-to-let opportunity



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Nestled within a sought-after contemporary development, this charming mid-terraced abode embodies the essence of a perfect starter home or an enticing buy-to-let opportunity. Boasting two generously proportioned double bedrooms, it effortlessly accommodates the needs of a growing family or potential tenants.

THE LOUNGE



Upon entry, one is greeted by a warm and inviting living space, tastefully adorned with décor that exudes modernity and comfort. The entrance leads into a thoughtfully designed layout, where the kitchen seamlessly flows from the living area.

THE KITCHEN



Recently refurbished, the kitchen boasts sleek fittings and integrated appliances, complemented by ample space for dining and entertaining. Beyond its doors lies a tranquil rear garden, ideal for alfresco gatherings or peaceful relaxation.





Ascending to the upper floor, the home unveils two well-appointed bedrooms, with the master featuring mirrored wardrobes for added convenience. The family bathroom, complete with a three-piece suite, embodies both functionality and style, while a storage cupboard offers practical solutions for organisational needs.

A noteworthy feature of this property is its loft, accessible via a Ramsay ladder, providing additional storage or potential for conversion, thus enhancing its versatility and appeal.

THE BATHROOM



BEDROOM 1



BEDROOM 2



Outside, the rear garden presents a picturesque setting, characterised by lush lawns and a low brick wall defining the patio area. A convenient shed and access to the pathway facilitate seamless outdoor living, while allocated parking, coupled with guest spaces, ensures practicality and ease of access.

In sum, this home epitomises 'walk-in condition,' offering a harmonious blend of contemporary living and timeless appeal. Whether seeking a comfortable family residence or an investment opportunity, this property promises to exceed expectations and inspire a lifestyle of comfort and convenience.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

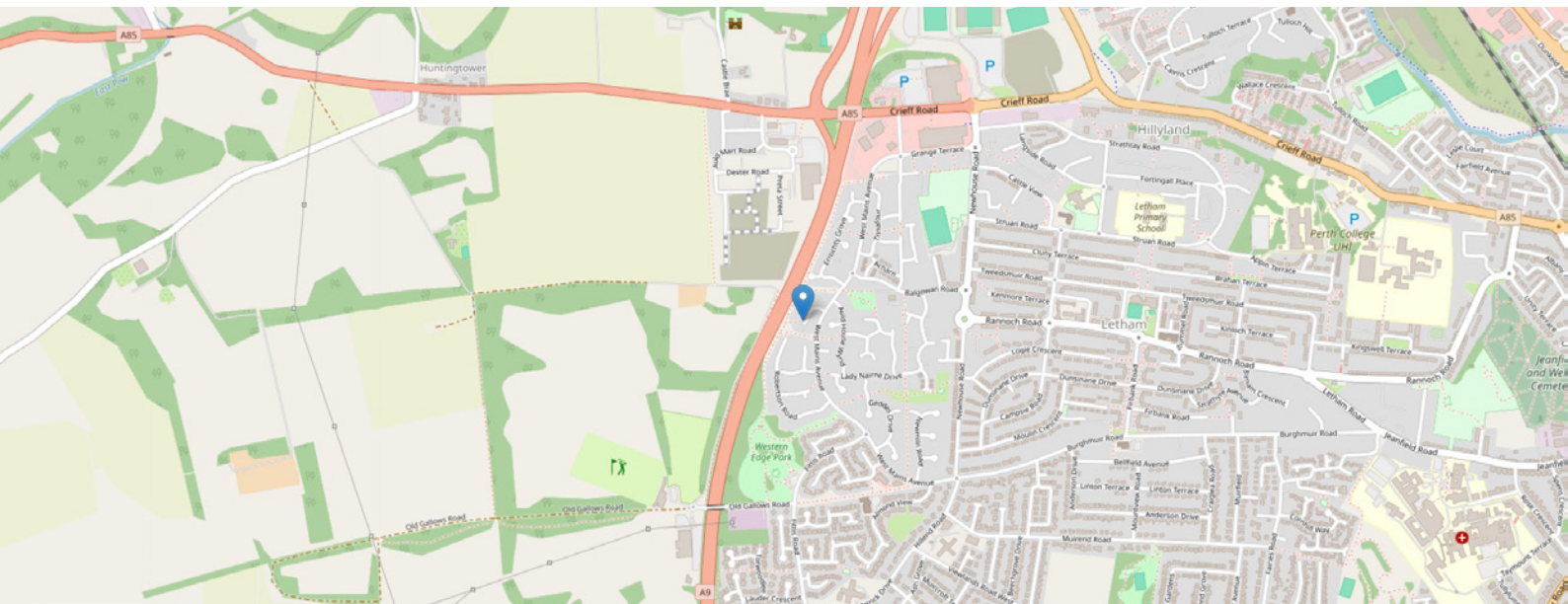


Approximate Dimensions (Taken from the widest point)

Lounge	4.70m (15'5") x 3.60m (11'10")
Kitchen	3.60m (11'10") x 2.80m (9'2")
Bedroom 1	3.60m (11'10") x 2.80m (9'2")
Bedroom 2	3.60m (11'10") x 2.70m (8'10")
Bathroom	2.50m (8'2") x 1.40m (4'7")

Gross internal floor area (m²): 56m²
EPC Rating: C

Extras: Floor coverings, blinds, light fittings and garden shed are included in the sale.



THE LOCATION

Perth, often referred to as the “Fair City,” is located on the banks of the River Tay in central Scotland. It holds significant importance in Scotland’s history, having been the country’s capital in the past. Today, Perth is known for its picturesque setting, with charming streets lined with historic buildings and a scenic riverfront. The city boasts a rich cultural heritage, with landmarks such as Scone Palace, where Scottish kings were crowned, and St. John’s Kirk, a medieval church with striking architecture.





Perth also offers a range of cultural attractions, including art galleries, museums, and theatres, as well as numerous shops, restaurants, and cafes. Additionally, its proximity to the Scottish Highlands makes it a popular gateway for outdoor enthusiasts looking to explore the stunning natural landscapes of Scotland.



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