

9 Jedburgh Place, Perth PH1 1SJ

Offers Over £150,000

**JAMESON  
+ MACKAY**  
SOLICITORS AND ESTATE AGENTS



**2 Bedroom - 1 Shower room - Living Room**



## Modern Ground Floor Flat in Prime Perth Location

Welcome to your new home! This charming 2-bedroom, 1-bathroom ground floor flat is perfectly situated on the western edge of Perth, Scotland, offering a delightful blend of comfort, convenience, and contemporary living.

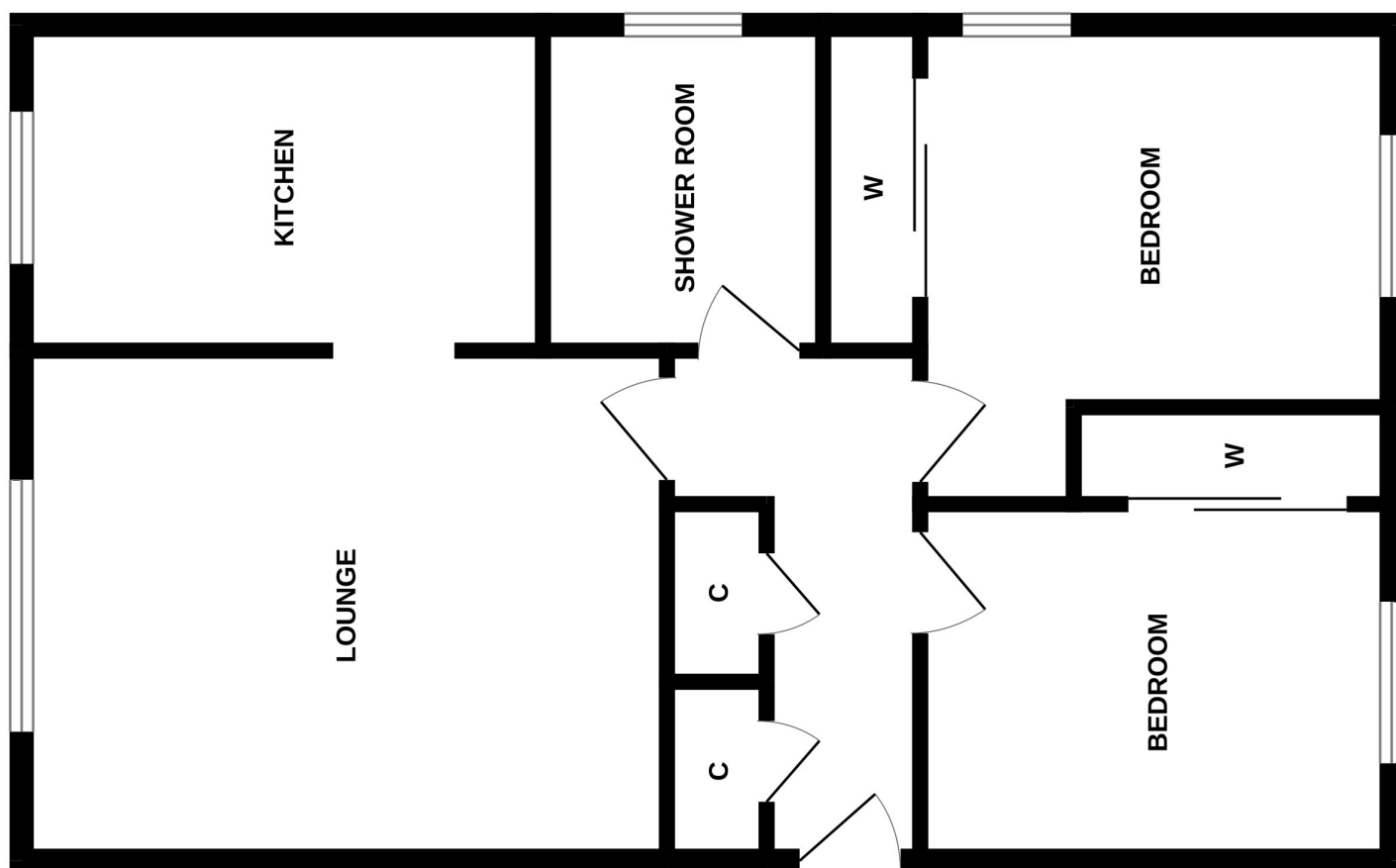
As you step inside, you'll be greeted by a spacious and inviting entrance hall which leads you through to the light and bright living area which gives the perfect ambiance for relaxation and entertainment. The well-equipped kitchen features modern appliances and ample storage, ensuring meal preparation is a breeze.

Both bedrooms are generously sized, providing plenty of natural light and a tranquil atmosphere for restful nights. The bathroom is designed with modern fixtures, ensuring both functionality and comfort.

Location is everything, and this flat does not disappoint. Nestled in a vibrant community, you'll enjoy easy access to local amenities, including shops, cafes, and parks, making it ideal for both families and professionals. With excellent transport links, the heart of Perth and surrounding areas are just a stone's throw away, providing endless options for dining, shopping, and leisurely strolls along the River Tay.

For first-time buyers, investors, or those seeking a cozy retreat, this ground floor flat offers a fantastic opportunity to embrace the charm of Perth living. Don't miss out on making this wonderful property your own!





## Room Dimension:

Entrance hall - 1.79 x 3.83 m

Bedroom 2 - 3.47 x 2.65 m

Bathroom - 2.06 x 2.35 m

Bedroom 1 - 3.50 x 3.47 m

Living room - 3.75 x 4.77 m

Kitchen - 3.76 x 2.37 m

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Disclaimer

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. The mention of any appliances and services within these details does not imply that they are in full efficient working order. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will endeavour to ascertain the information you require. This is advisable, particularly if you intend to travel some distance to view the property. You are advised to check the availability of this property before travelling any distance to view.