



Pomarium Street, Perth, PH2 8JG



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ESTATE & LETTINGS AGENTS

Offers Over £58,000



We are delighted to bring to the market this 2 BEDROOM APARTMENT situated in a sought after area in Perth.

AREA

The property is ideally located for access to all amenities and the bus and train stations are close by. Perth boasts numerous High Street shops and businesses, cafe quarter, restaurants, cinema, theatre, conference centre, leisure facilities, railway station, hospital, doctors' surgeries, dentists, primary and secondary schools which are all within close proximity. Perth is a scenic city on the banks of the River Tay and caters for easy commuting to all major cities within the central belt of Scotland.

**** ALL FURNITURE INCLUDED IN THE SALE ****- The property offers well proportioned accommodation over one level and comprises of an entrance hall, spacious lounge, kitchen, 2 bedrooms and a bathroom. There is electric storage heating and double glazing throughout. A fantastic benefit to the property is the stunning views across Perth.

Early viewing is highly recommended as this property will appeal to a range of prospective purchasers. EPC Rating C.

ENTRANCE HALL

9' 9" x 6' 2" (2.97m x 1.88m) Entered through an entry door system, an L shaped hallway gives access to all accommodation on offer. There are two built in cupboards providing great storage. Neutral décor. Electric panel heater.

LOUNGE

17' 6" x 15' 2" (5.33m x 4.62m) A spacious and bright public room with a balcony benefiting from stunning view across Perth. Space for free standing furniture. Carpet. Electric panel heater. Television point.

KITCHEN

10' 2" x 4' 6" (3.1m x 1.37m) Fitted with wooden wall and base units with contrasting work surfaces. Space for a range of free standing white goods. Stainless steel sink with drainer unit. Windows to the front and side. Laminate flooring. Built in cupboard.

BEDROOM ONE

15' 0" x 8' 2" (4.57m x 2.49m) A large double bedroom with window to the rear. Space for a range of free standing furniture. Carpet. Electric panel heater.

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BEDROOM TWO

13' 1" x 6' 9" (3.99m x 2.06m) A fantastic sized 2nd bedroom with window to the rear. Complementary vinyl flooring. Electric panel heater.

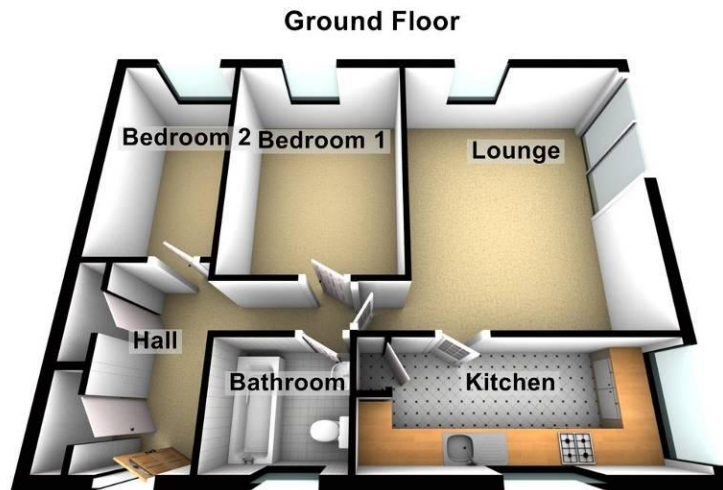
BATHROOM

6' 8" x 5' 6" (2.03m x 1.68m) Fitted with a 3 piece suite comprising of W.C., wash hand basin and bath with electric shower. Tiling to the splashback areas. Vinyl flooring. Opaque window. Dimplex heater.

EXTERNAL

Externally there is a car parking. Please note there is a storage unit underneath the flat.





Valuation on your own property

Valuation on your own property: If you would like to know how much your property might achieve in today's market, we are pleased to offer a free market appraisal with no obligation. We are now available 7 days till 9pm - just call 01738 444342 to arrange an appointment.

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Please Note:

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