



**37G Friar Street, Perth, PH2 OEG**  
**Offers over £129,500**

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## 37G Friar Street Perth, PH2 0EG

- Attractive 2nd floor flat
- Spacious living room
- Gas central heating
- Lovely high ceilings
- Sought-after location
- 2 double bedrooms
- Dining kitchen
- Double glazing
- Excellent condition
- Shared drying green

Presented in excellent order throughout, this very attractive 2 bedroom second floor flat is located within the desirable Craigie area of Perth. Positioned with walking distance of various local amenities, the city centre and Perth's railway and bus stations, the property has been particularly well maintained by the present owner and benefits from plentiful natural light and high ceilings. It also features gas central heating and double glazing.

The accommodation consists of an entrance hallway with doors to all rooms and access hatch with ladder into a large attic space, a spacious living room, dining kitchen, bathroom with separate shower cubicle and two generous double bedrooms. The property also has three outside storage areas two of which are in the garden and one on the landing. To the rear of the property there is a shared drying green with on-street parking available on Friar Street itself.

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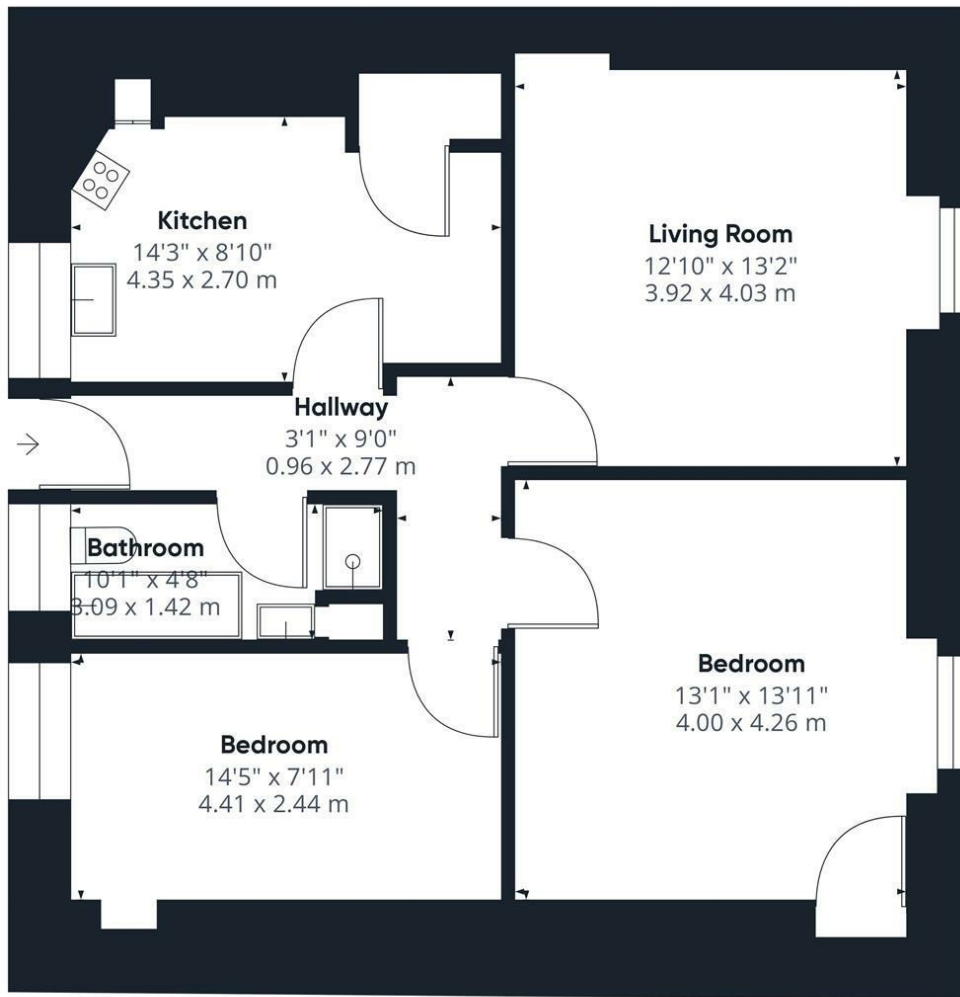


## Location

The property is located within the sought-after Craigie area of Perth and in close proximity to a number of nearby amenities including primary schools, a local shop/post office, regular bus service and eateries. Perth city centre, railway station, bus station and the picturesque South Inch Parklands can also be found within walking distance. Easy access can also be gained to the M90 motorway via the nearby Edinburgh Road.





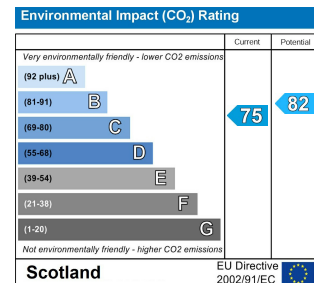
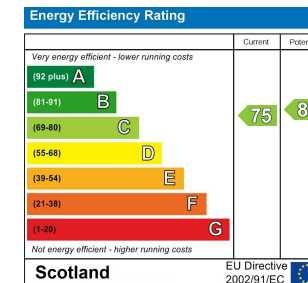
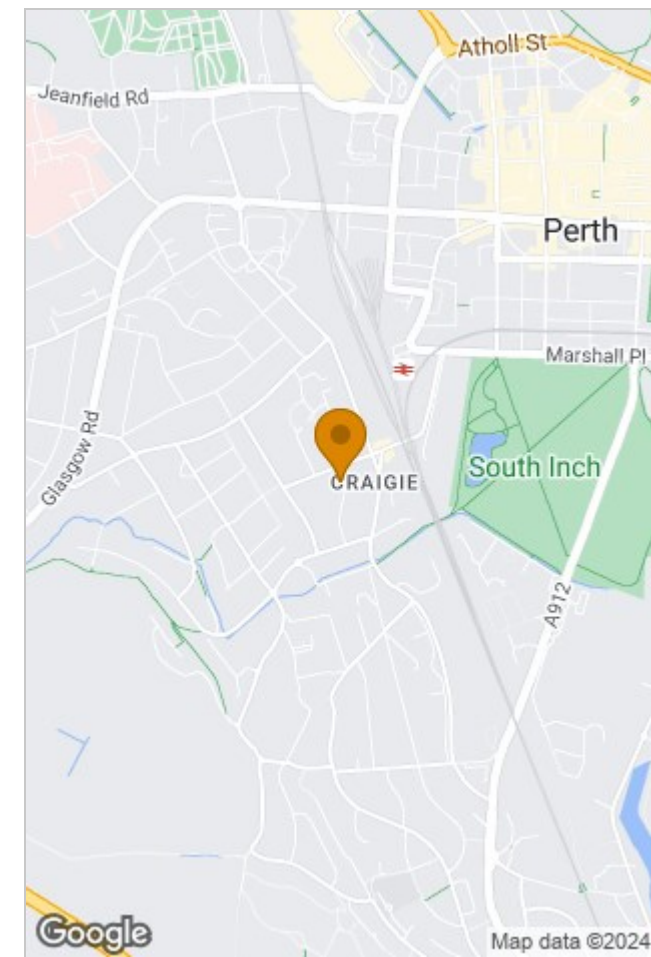


Approximate total area<sup>(1)</sup>  
740.12 ft<sup>2</sup>  
68.76 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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## Viewing

Please contact our Perth Office on 01738 260 035 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.