



5 Lingay Court, Perth, PH1 3DE  
Offers over £148,950

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## 5 Lingay Court Perth, PH1 3DE

- Stunning terraced villa
- Spacious living room
- Gas central heating
- Low maintenance rear garden
- Shower room & downstairs WC
- 2 bedroom & box room
- Superb dining kitchen/family room
- Double glazing
- Tastefully modernised
- High quality finish throughout

This stunning 2 bedroom (plus a box room) home has been skilfully modernised and extended to a very high standard. Boasting light and spacious accommodation throughout, this beautiful property really does have to be seen to be fully appreciated. It features a fantastic dining kitchen/family room, gas central heating, double glazing, stylish sanitary ware and a very low maintenance rear garden.

On the ground floor there is an entrance vestibule, a spacious living room, a handy downstairs WC and a stunning open-plan dining kitchen/family room which also leads out into the rear garden. Onto the first floor there is a modern shower room, two generous double bedrooms and a box room providing added storage space or could be use as a small home office. The garden to the rear features an area of decking, lawn, timber shed and an external store.

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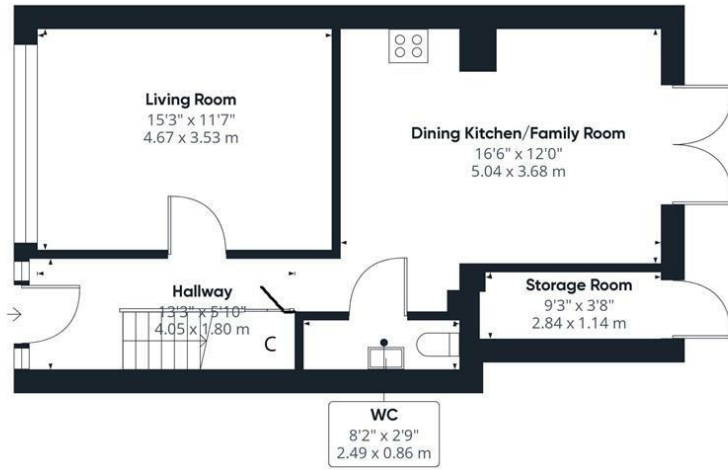
## Location

The property lies within easy reach of the various local amenities within North Muirton including, nursery, primary school, secondary school, local super market, regular bus service and some pleasant walks along the picturesque North Inch and River Tay.

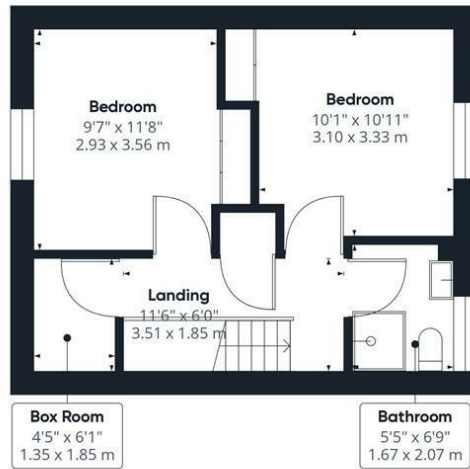








Ground floor



Floor 1

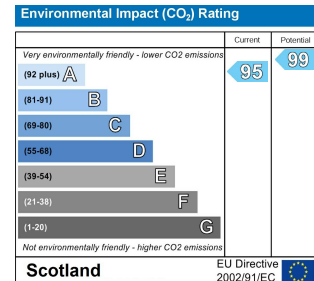
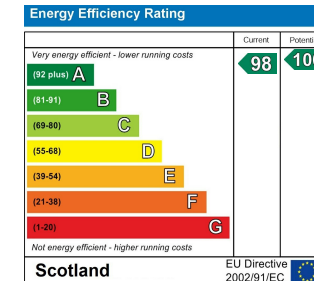
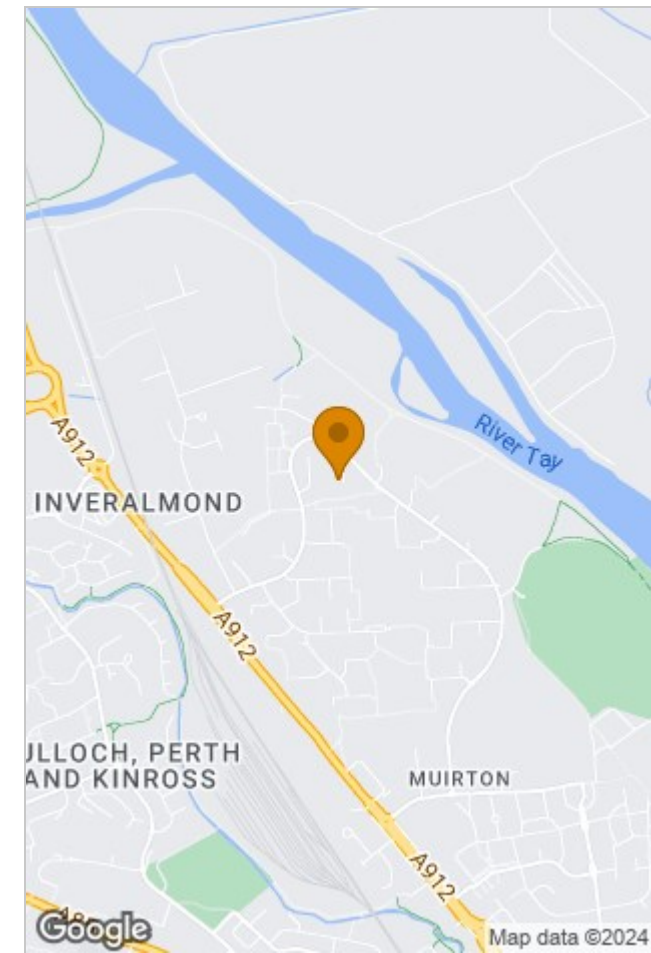


Approximate total area<sup>(1)</sup>  
899.68 ft<sup>2</sup>  
83.58 m<sup>2</sup>

(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.

