



**33 Cara Place, Perth, PH1 3DW**  
**Offers over £79,995**





## 33 Cara Place Perth, PH1 3DW

- Attractive first floor flat
- Spacious living room
- Stylish bathroom
- Gas central heating
- Easy access to amenities
- One double bedroom
- Modern kitchen
- Excellent storage space
- Double glazing
- Move-in condition

A generous one bedroom flat located within the popular North Muirton area of Perth and within easy reach of various local amenities, transport links, schooling and lovely riverside walks. Boasting generous accommodation throughout, this attractive home is positioned on the first floor and benefits from a wealth of storage space, double glazing and gas central heating.

The accommodation consists of an entrance hallway with four storage cupboards, a spacious living room, modern kitchen, bathroom and a generous double bedroom with built-in wardrobe. Plentiful parking is available to the front and rear of the building.

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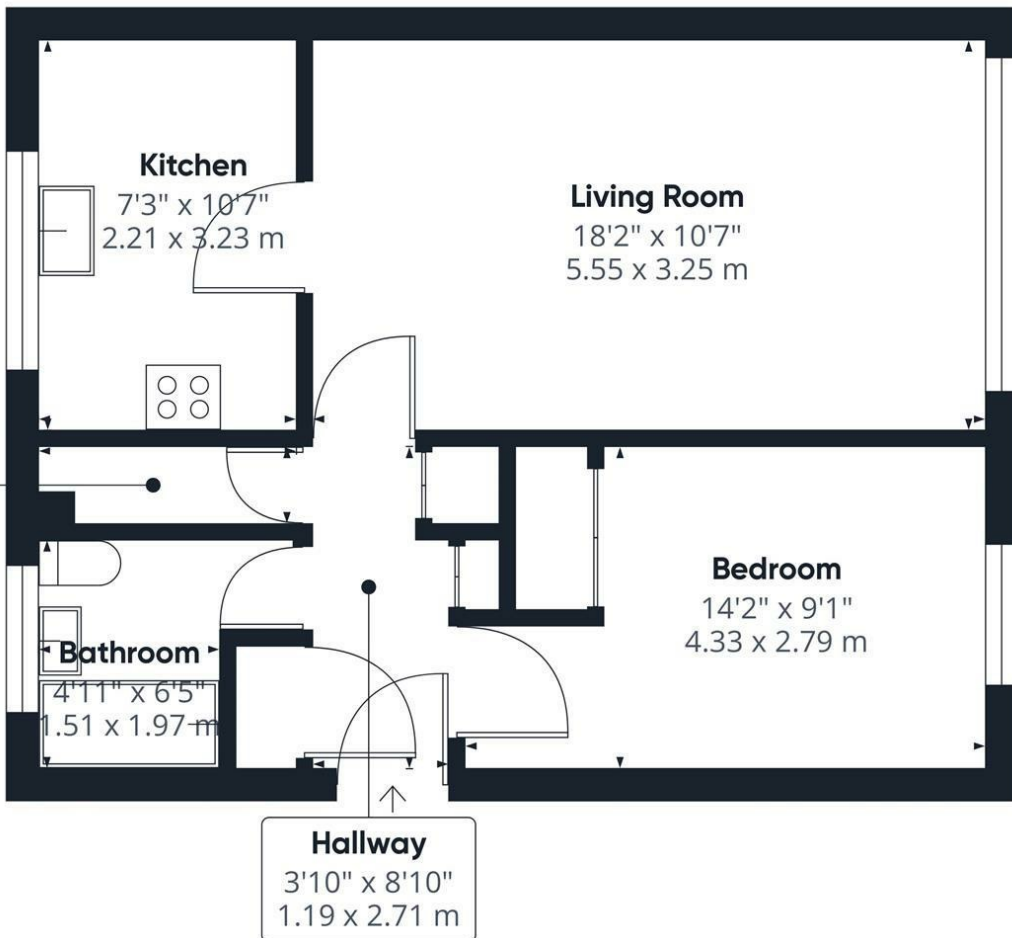




### Location

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.



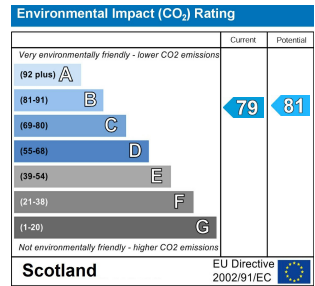
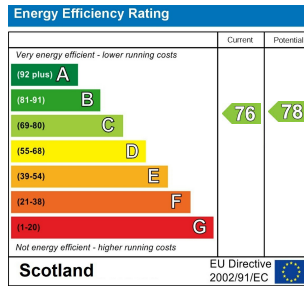


Approximate total area<sup>(1)</sup>  
499.51 ft<sup>2</sup>  
46.41 m<sup>2</sup>

(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.

