



48G George Street, Perth, PH1 5JL  
Offers over £68,950

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## 48G George Street Perth, PH1 5JL

- Top floor flat
- Modern electric heating
- Secure entry access
- Easy access to travel links
- Open-plan kitchen/living room
- One double bedroom
- Double glazing
- Plenty of natural light
- Move-in condition
- Stylish shower room

This attractive 1 bedroom top floor apartment enjoys a convenient, central position within the city centre. Tastefully styled and modernised throughout, the property is offered in move-in condition and, being positioned on the top floor, benefits from heightened natural light. It also features secure entry into the building and modern electric heating.

The accommodation consists of an entrance hallway, a stylish shower room, double bedroom and a generous open-plan living room/kitchen with space for dining too.

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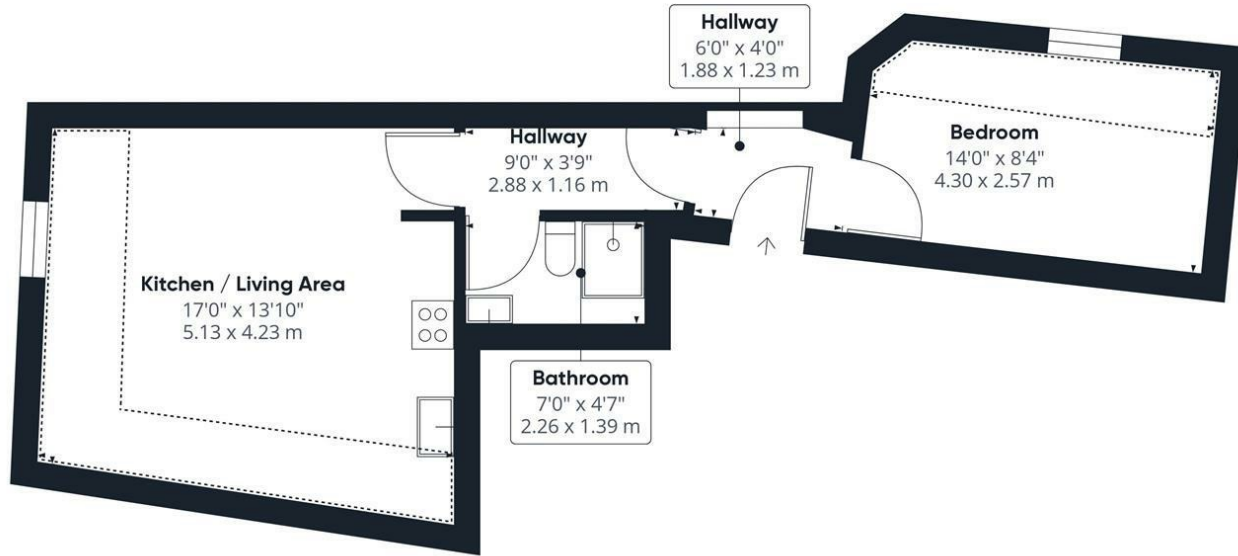
### Location

The property is located within Perth City Centre and is within walking distance of Perth's excellent range of attractions and amenities, including shops, restaurants, cafes and recreational pursuits as well as the picturesque South Inch parklands. Nearby roads links give access to the dual carriageway, A90 and M90 giving access to various destinations across the country. Perth's rail and bus stations can also be found close by.









**Approximate total area<sup>m</sup>**

469.74 ft<sup>2</sup>  
43.64 m<sup>2</sup>

**Reduced headroom**

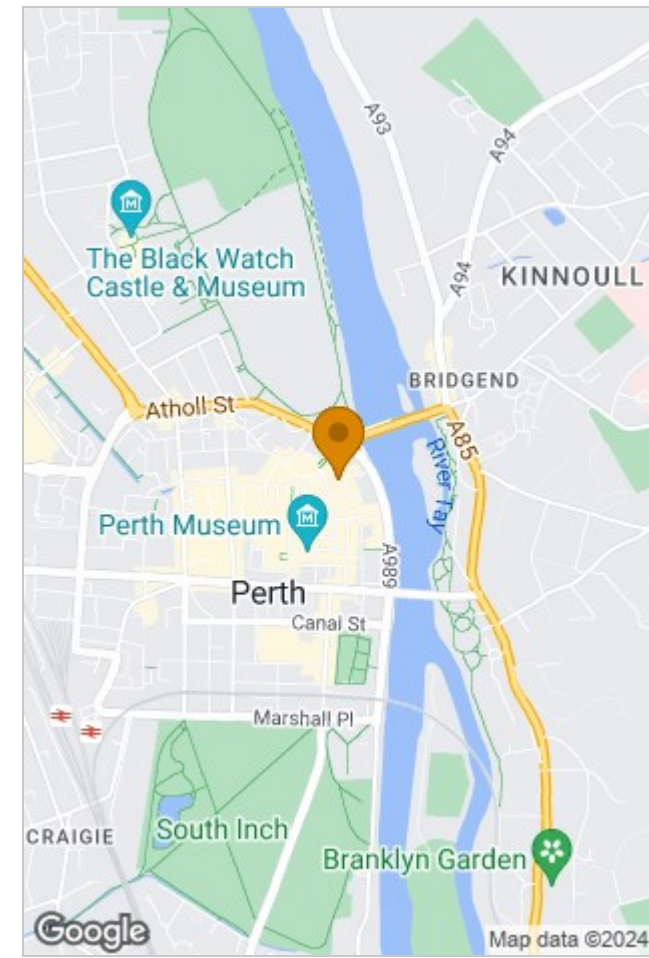
109.25 ft<sup>2</sup>  
10.15 m<sup>2</sup>

(1) Excluding balconies and terraces.

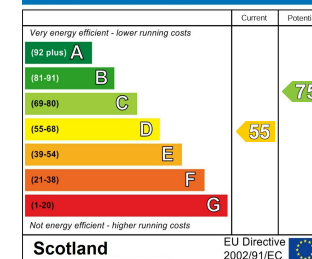
Reduced headroom  
(below 1.5m/4.92ft)

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

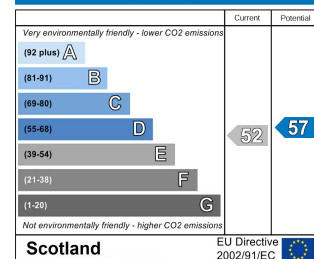
GIRAFFE360



**Energy Efficiency Rating**



**Environmental Impact (CO<sub>2</sub>) Rating**



**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.

