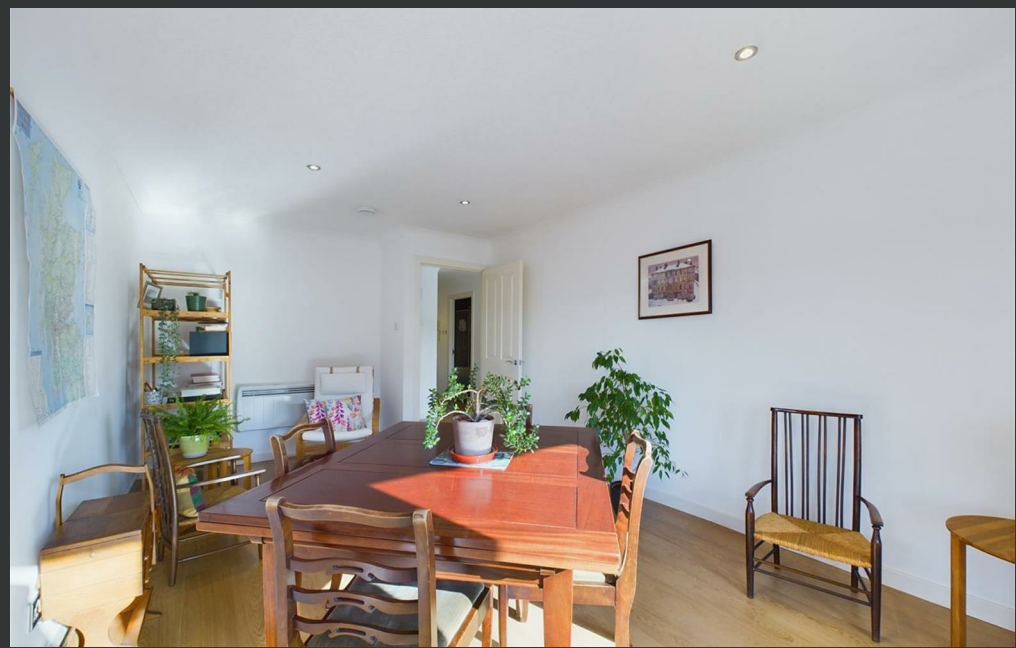




Flat 4, 48 Princes Street, Perth, PH2 8LJ  
Offers over £87,500

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## Flat 4, 48 Princes Street Perth, PH2 8LJ

- Large city centre apartment
- Spacious living room
- Modern bathroom
- Close to South Inch parklands
- Excellent storage space
- One double bedroom
- Stylish dining kitchen
- Move-in condition
- Electric heating
- Double glazing

Welcome to this attractive top floor flat located on Princes Street within the heart of Perth. This delightful home boasts a spacious living room, perfect for entertaining guests or simply relaxing after a long day, a stylish dining kitchen, a large double bedroom and a well-appointed bathroom. Benefitting from plenty of natural light, this property offers a comfortable living space for both individuals or couples.

One of the standout features of this flat is the stylish dining kitchen, ideal for preparing delicious meals and enjoying them in a welcoming setting. The property also offers plentiful storage space, ensuring that your belongings can be neatly tucked away. Presented in move-in condition, this flat is ready for you to add your personal touch and make it your own. The convenient location provides easy access to travel links, making commuting a breeze, as well as the South Inch parklands where you can unwind and enjoy the outdoors.

Offers over £87,500

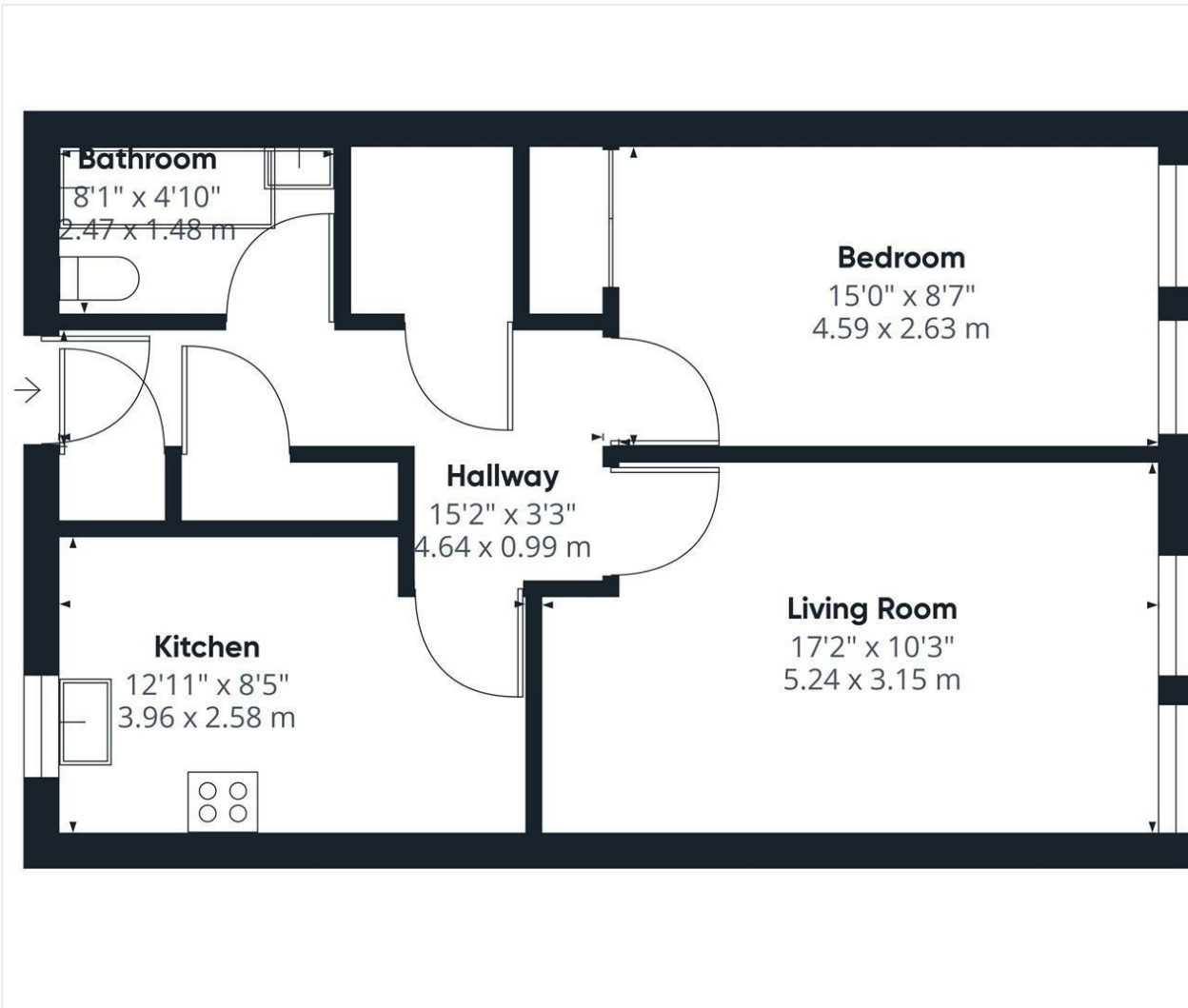




### Location

Princes Street is positioned within walking distance of the city centre and its various amenities, 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.





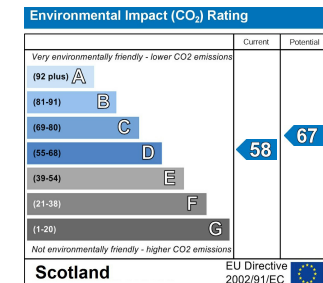
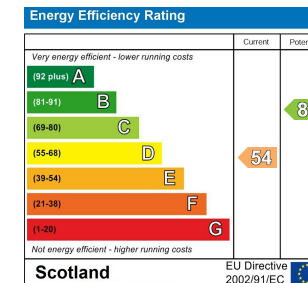
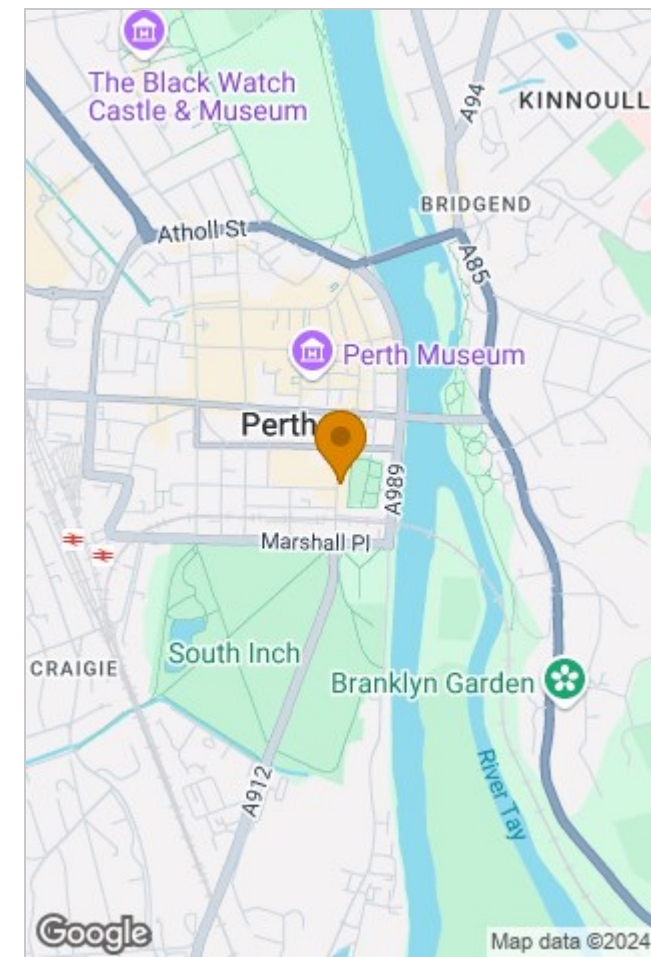
Approximate total area<sup>(1)</sup>  
582.54 ft<sup>2</sup>  
54.12 m<sup>2</sup>

(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.

Calculations are based on RICS IPMS 3C standard.

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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.

