



Fairview 50b Queen Street, Perth, PH2 0EJ  
Offers over £170,000

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## Fairview 50b Queen Street Perth, PH2 0EJ

- Generous first floor flat
- Dining kitchen
- Wealth of off-street parking
- Double glazing
- Move-in condition
- Three bedrooms
- Generous garden grounds
- Gas central heating
- Lovely views
- Sought-after area

Welcome to this attractive 3 bedroom first floor flat located on Queen Street within the sought-after Craigie area of Perth. This delightful home boasts three bedrooms, making it an ideal space for a growing family, couples or those in need of extra room.

One of the standout features of this property is its very generous garden grounds, perfect for enjoying the outdoors or entertaining guests. Additionally, the wealth of off-street parking ensures that you and your visitors will always have a convenient place to park. Presented in excellent condition, this lovely property is ready for you to move in and make it your own. Its easy access to the city centre and various travel links makes commuting a breeze, allowing you to explore all that Perth has to offer without any hassle.

Offers over £170,000





## Location

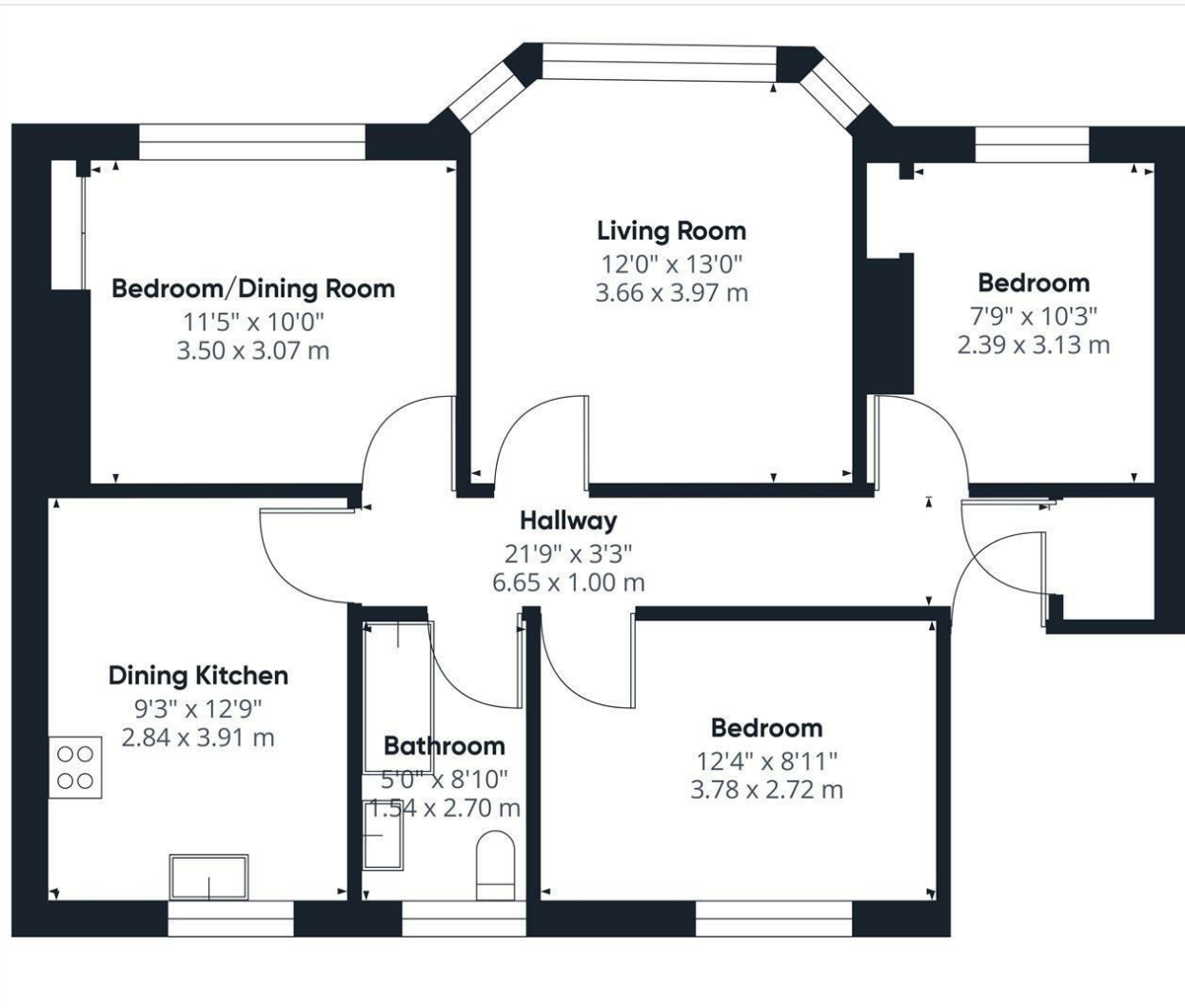
The property is located within the sought-after Craigie area of Perth and in close proximity to a number of nearby amenities including primary schools, a local shop/post office, regular bus service and eateries. Perth city centre, railway station, bus station and the picturesque South Inch Parklands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











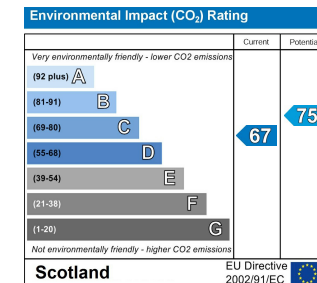
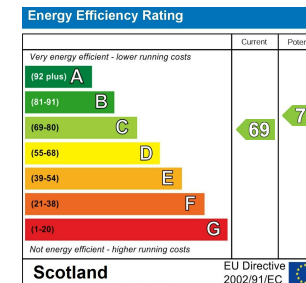
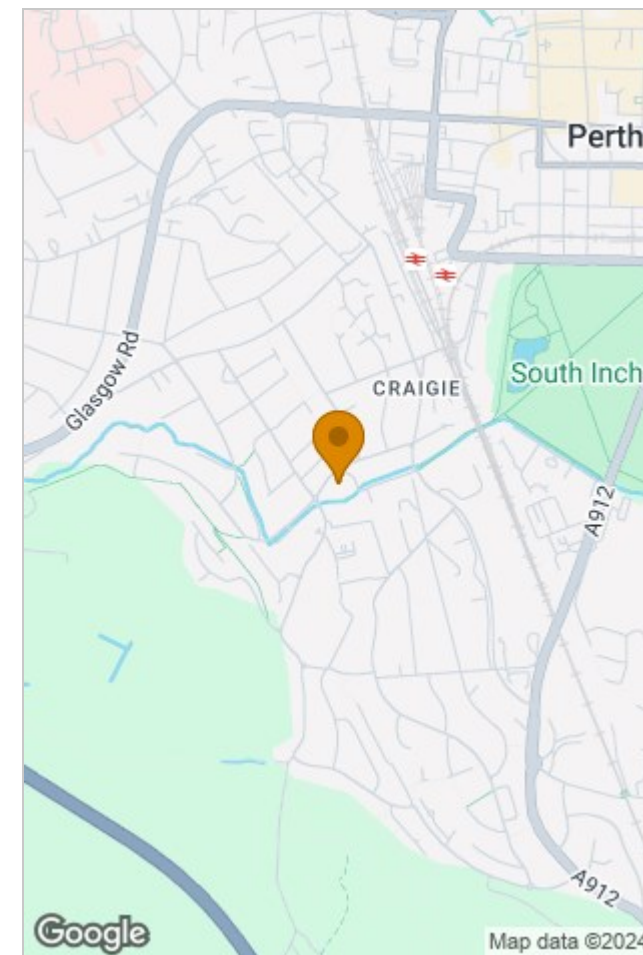
Approximate total area<sup>(1)</sup>  
735.5 ft<sup>2</sup>  
68.33 m<sup>2</sup>

(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.

