



236a High Street, Perth, PH1 5QJ
Offers over £120,000





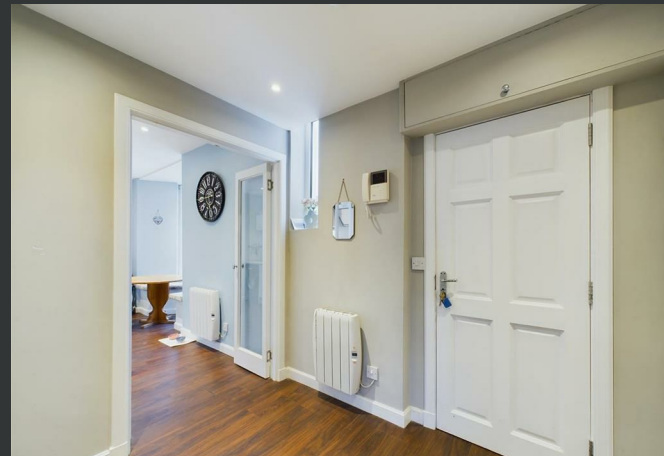
236a High Street Perth, PH1 5QJ

- Stylish first floor flat
- Generous living room
- Modern electric heating
- Peaceful side street
- Two bedrooms
- Modern dining kitchen
- Double glazing
- Move-in condition

Welcome to this attractive first floor flat located on High Street in Perth. This delightful home boasts a spacious living room, generous dining room, two bedrooms, and a bathroom, making it a perfect space for first-time buyers or professionals looking for a bright and modern home.

As you step inside, you'll be greeted by a tastefully styled and modernised interior that is sure to impress. The generous dining kitchen is ideal for hosting family meals or entertaining guests, while the bright and generous living room offers a comfortable area to relax and unwind after a long day. Situated on a quiet side street, this property provides a peaceful retreat from the hustle and bustle of the city, allowing you to enjoy tranquillity while still being close to all amenities. The flat is presented in move-in condition, saving you the hassle of any immediate renovations or updates. With its convenient location, modern interior, and ample living space, this property has all the makings of a wonderful place to create new memories and enjoy the best of what Perth has to offer.

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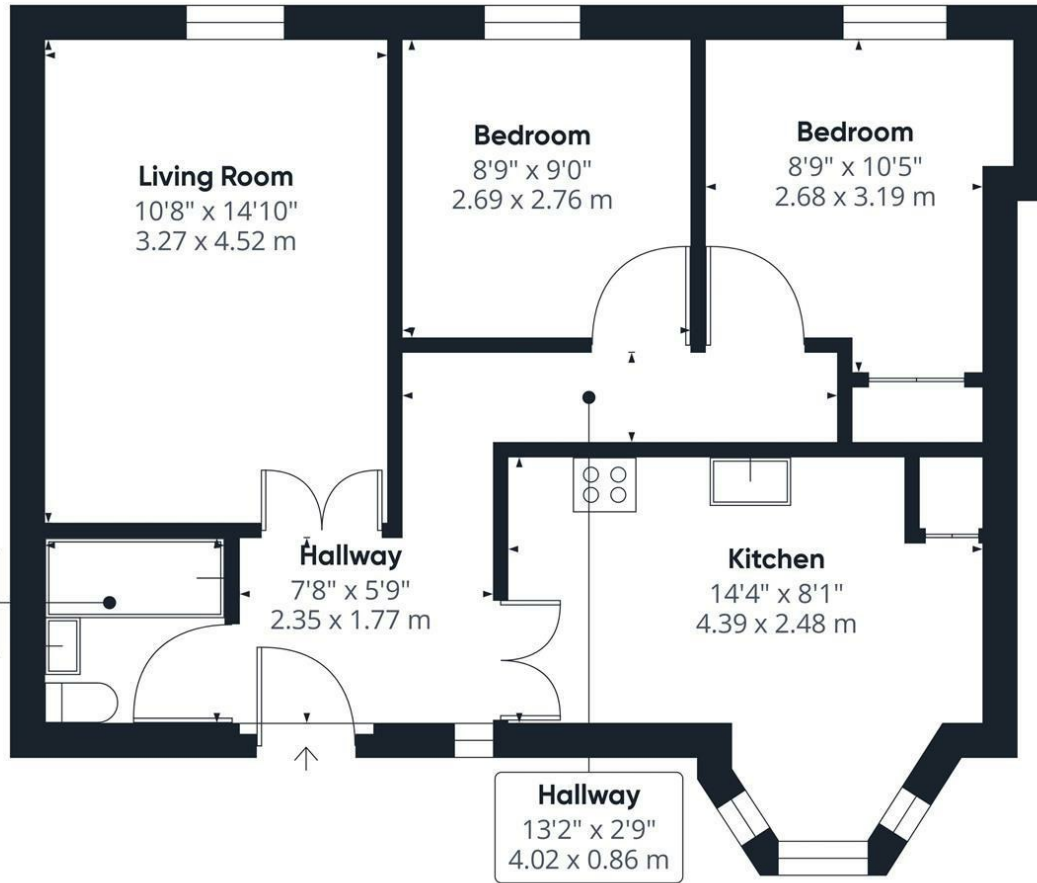




Location







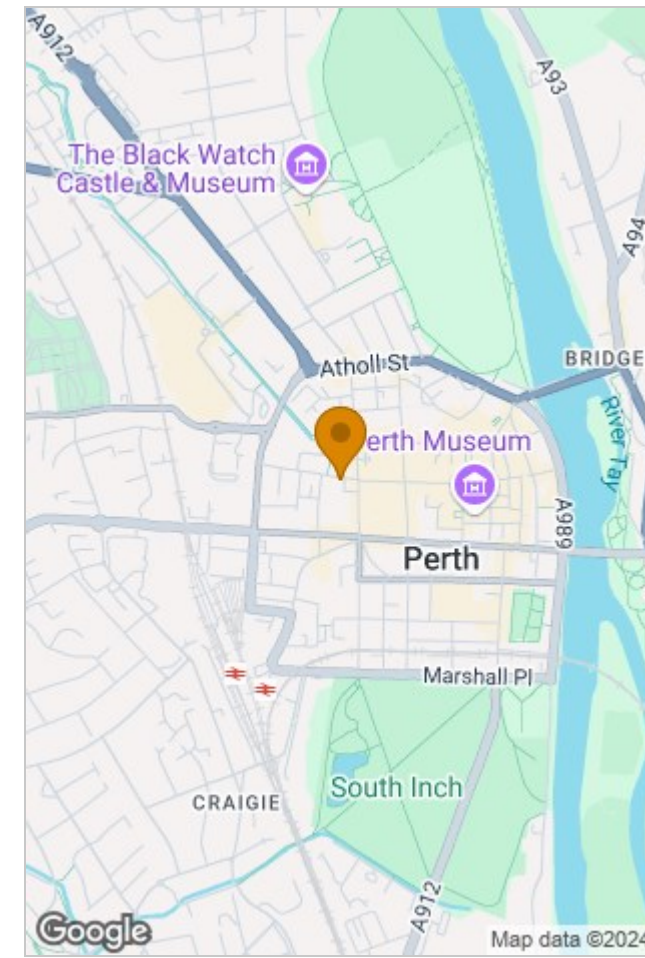
Approximate total area⁽¹⁾
 598.47 ft²
 55.6 m²

(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.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		47	76
Scotland		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
		53	59
Scotland		EU Directive 2002/91/EC	

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.

