



23 Collinson View, Perth, PH1 5BN  
Offers over £127,000





## 23 Collinson View Perth, PH1 5BN

- Modern top floor flat
- Generous living room
- Double glazing
- Secure entry system
- Move-in condition
- 2 double bedrooms
- Gas central heating
- Off-street parking
- Ample storage space
- Easy access to city centre

Welcome to 23 Collinson View in Perth - a bright and modern property that offers the perfect blend of comfort and convenience. This stylish flat boasts two double bedrooms, ideal for a small family, couples, first-time buyers or professionals looking for extra space.

Upon entering, you'll be greeted by a property presented in move-in condition, saving you the hassle of any immediate renovations. The secure entry system provides peace of mind, ensuring a safe and secure environment for you and your loved ones. One of the standout features of this property is the ample storage space, perfect for keeping your belongings organised and out of sight. Say goodbye to cluttered living spaces and hello to a tidy and well-organized home. During the colder months, you'll appreciate the gas central heating that will keep you warm and cosy. The double glazing also helps to keep the property well-insulated, reducing energy costs and ensuring a comfortable living environment all year round. Parking woes will be a thing of the past with plentiful off-street parking available for residents.

Offers over £127,000



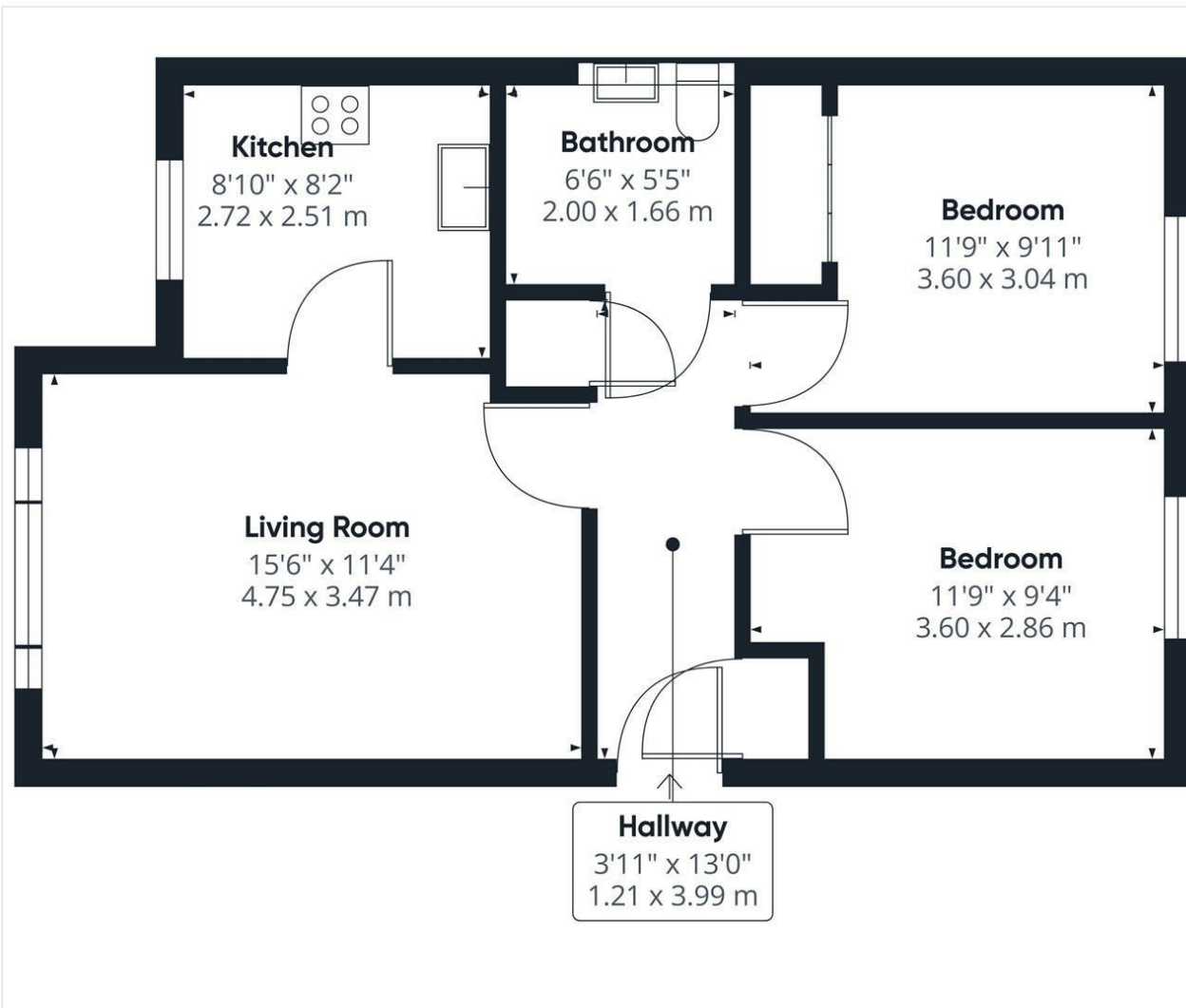


## Location

The location provides a good degree of convenience with a regular bus route, local shops, supermarket and the city centre all within walking distance. The nearby Crieff Road gives road links to areas across the city and out onto the dual carriageway.







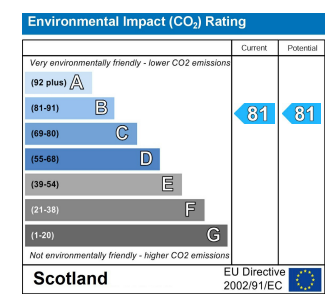
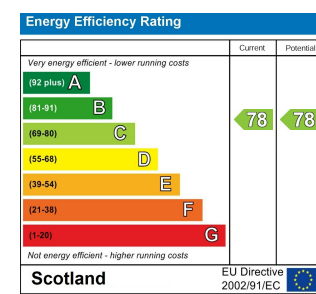
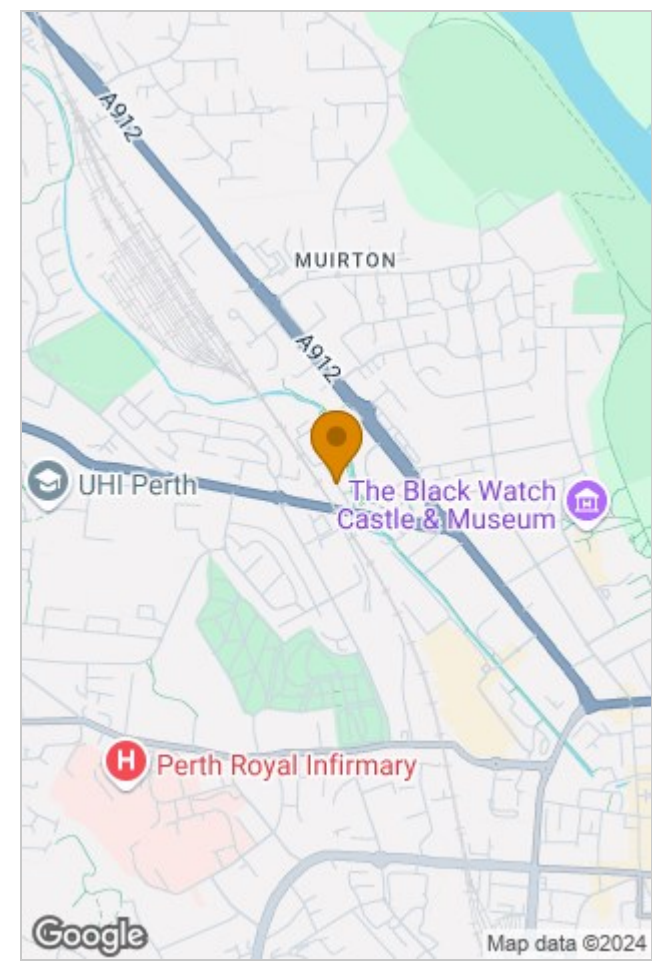
Approximate total area<sup>®</sup>  
569.52 ft<sup>2</sup>  
52.91 m<sup>2</sup>

(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.

GIRAFFE360



### 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.

