



**2 The Broch, Monart Road, Perth, PH1 5UQ**  
**Offers over £115,000**

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## 2 The Broch, Monart Road Perth, PH1 5UQ

- Modern apartment
- One double bedroom
- Double glazing
- Excellent storage space
- Easy access to city centre
- Located on ground floor
- Gas central heating
- Secure entry access
- Presented in move-in condition
- Private off-street parking

Welcome to this attractive apartment located on Monart Road in Perth. This delightful home boasts a generous open-plan kitchen/dining/living room, perfect for relaxing or entertaining guests. With one double bedroom and one bathroom, this property is ideal for a single person or a couple looking for a comfortable living space.

Situated on the ground floor, this flat offers easy access and convenience. The property is presented in excellent condition, ensuring a move-in ready experience for its new owners. The ample storage space is a fantastic feature, allowing you to keep your belongings neatly organised. One of the highlights of this property is the private off-street parking, providing a secure and convenient place to park your vehicle. Additionally, the secure entry access into the building offers peace of mind and added security for residents.

Offers over £115,000

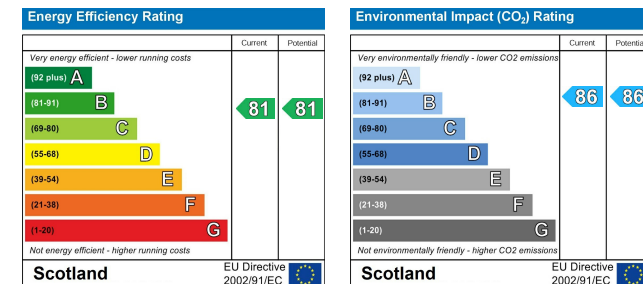
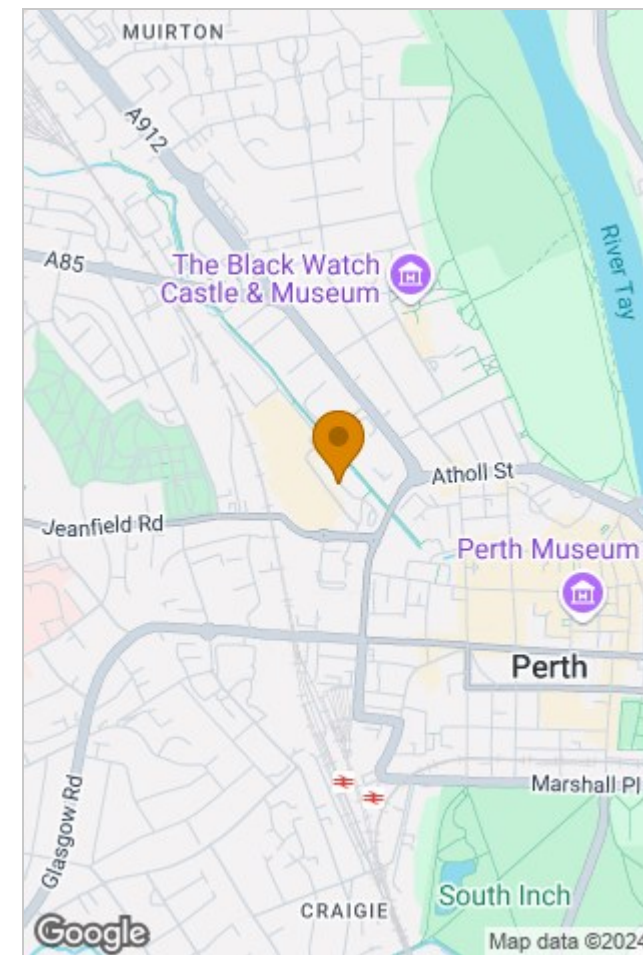
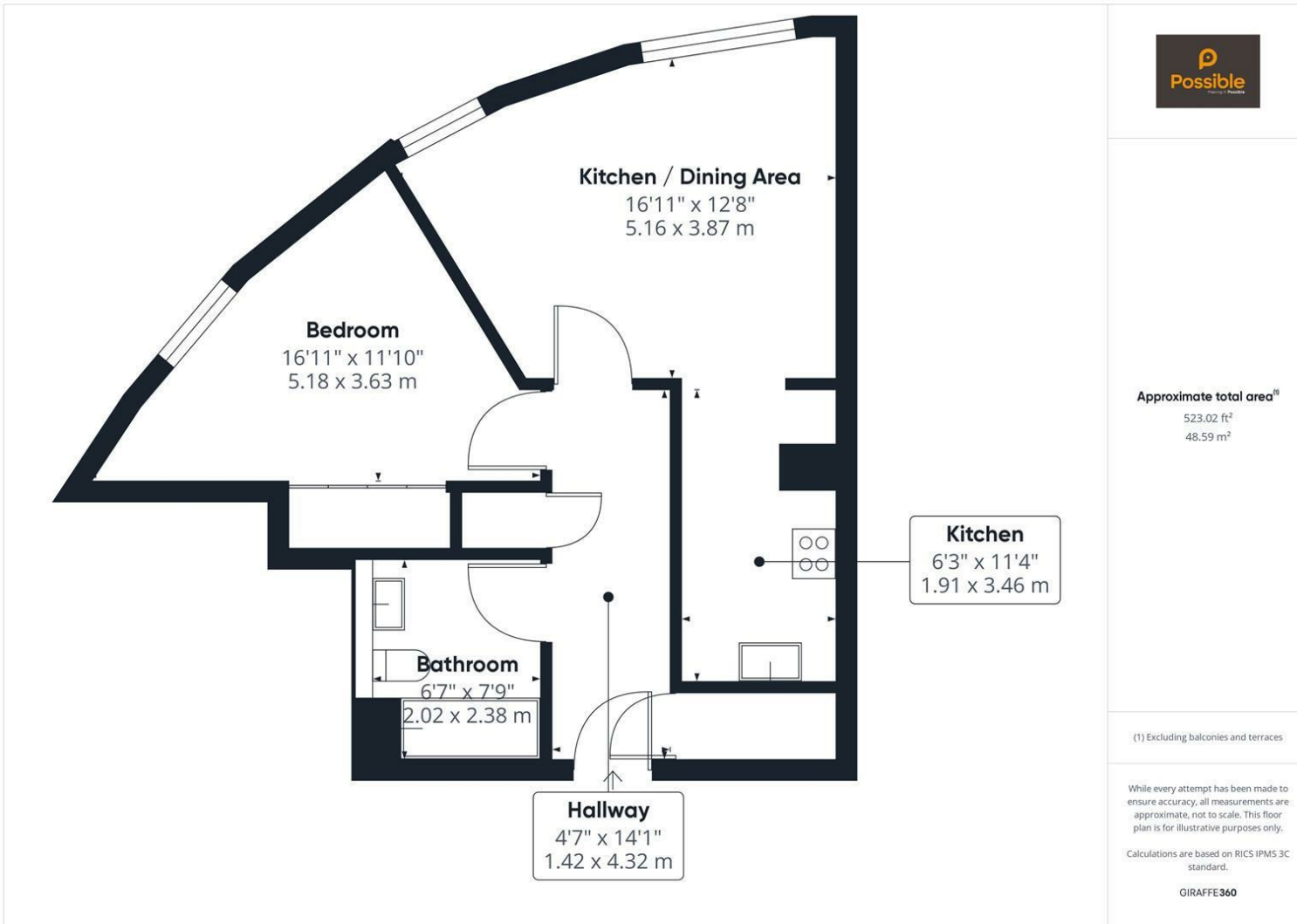




## Location

Monart Road 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.





## 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.