



**Flat 1 10-16 York Place, Perth, PH2 8EP**  
**Offers over £135,000**





# Flat 1 10-16 York Place Perth, PH2 8EP

- Stunning new apartment
- High quality finishings
- New double glazing
- Excellent storage space
- Fully floored
- Two double bedrooms
- Gas central heating
- Video entry system
- Easy access to amenities
- Move-in condition

A STUNNING and beautifully appointed, newly-completed two bedroom apartment located on York Place in the charming city of Perth. Forming part of a new development of just three properties and boasting high-quality fixtures, fittings and sanitary ware throughout, this modern first floor home is a MUST SEE offering a delightful blend of contemporary living and comfort.

Upon entering, you will be greeted by a spacious open-plan living room/kitchen that is bathed in natural light, creating a warm and inviting atmosphere. The flat features two well-proportioned DOUBLE BEDROOMS both with built-in wardrobes, providing ample space for relaxation and rest. The modern bathroom has also been thoughtfully designed to meet all your needs. The property has been newly refurbished, ensuring that every corner reflects a fresh and modern aesthetic. With fully floored and carpeted areas, you will find both elegance and practicality throughout the flat. The inclusion of a VIDEO ENTRY system adds an extra layer of security and convenience, allowing you to feel safe in your new home. Storage will never be an issue here, as the flat boasts excellent storage space, perfect for keeping your belongings organised and tidy. The property is located close to car parks and areas that offer residential PARKING permits for a small annual fee via Perth & Kinross Council. Perth's amenities, including shops, restaurants, and transport links are all close by, making it ideal for professionals, families, or downsizers seeking a stylish, low-maintenance home. FULL VIEWING IS ESSENTIAL to fully appreciate the quality it has to offer.

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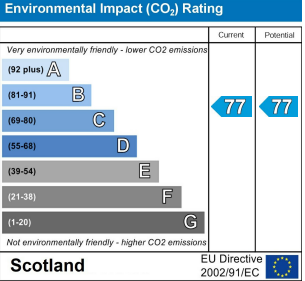
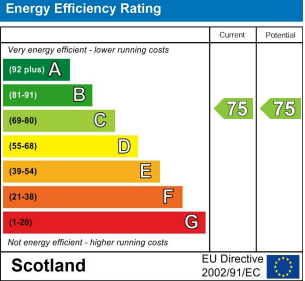
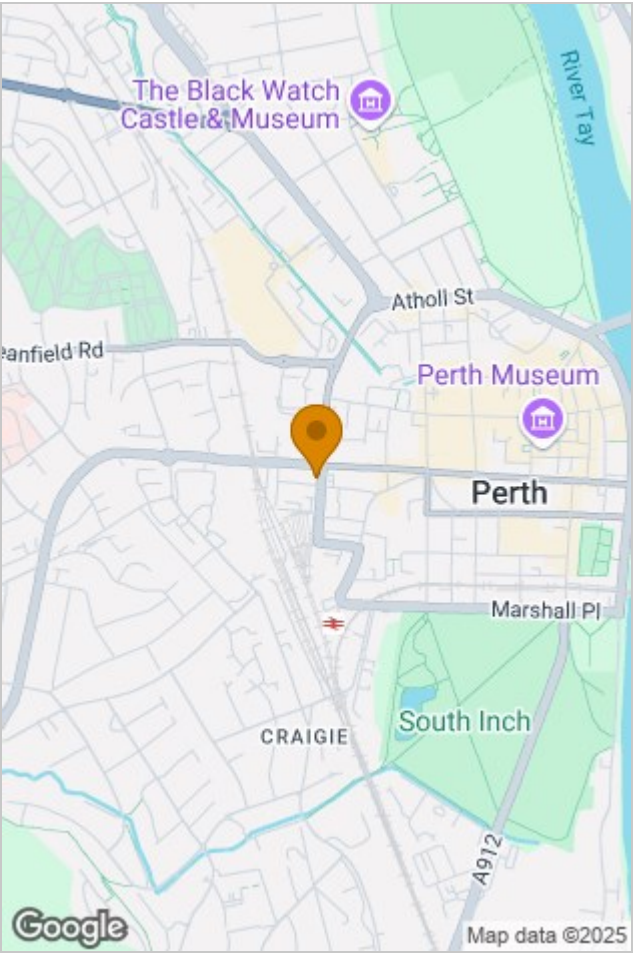
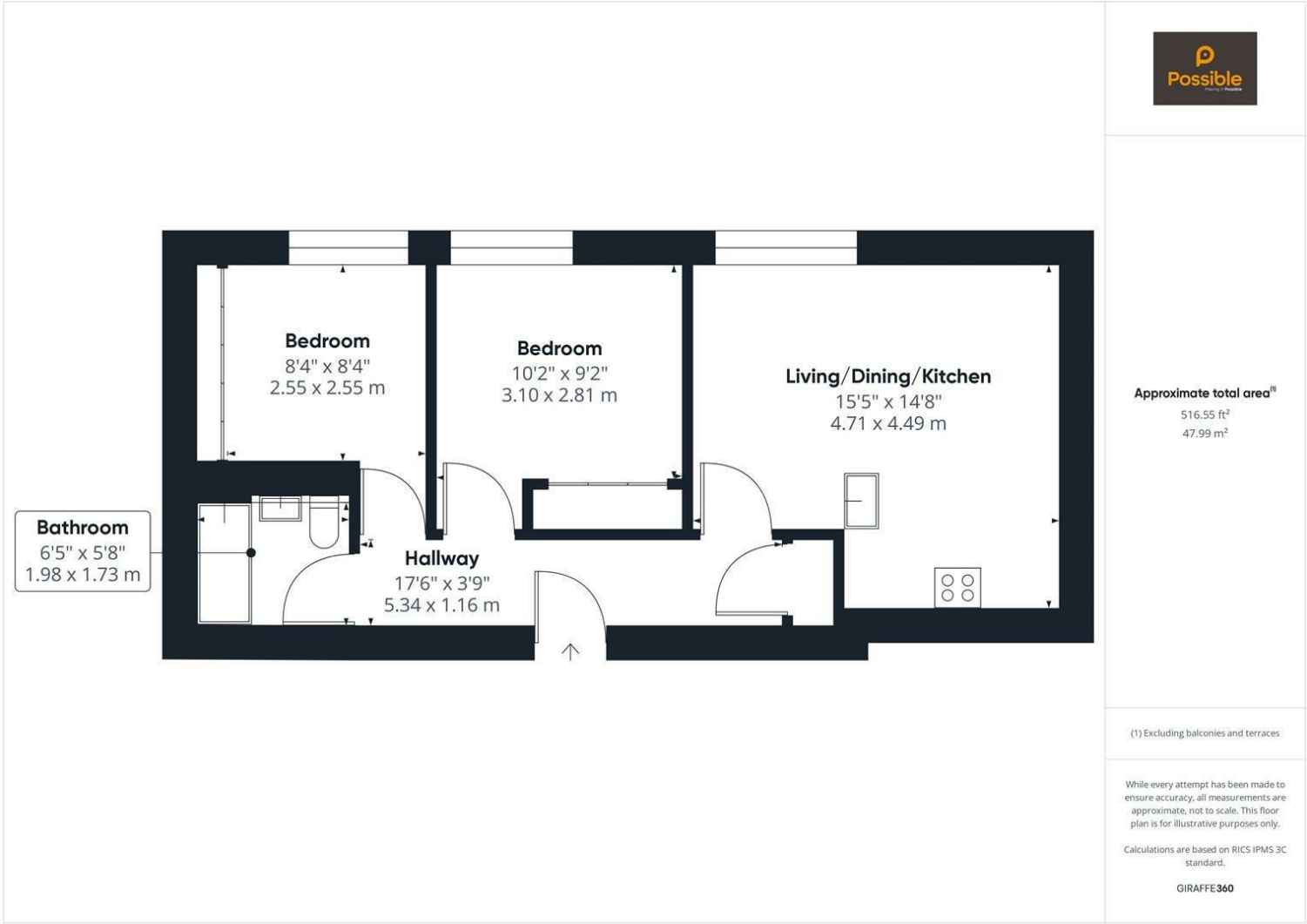




## Location

The property is located on the perimeter of Perth City Centre and is within walking distance of Perth's excellent range of attractions and amenities, including 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.