



10-16 York Place, Perth, PH2 8EP
Offers over £150,000



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- 2 Bedrooms – Bright and spacious
- Natural Light – Large windows
- Carpeted Throughout – Warm and cosy
- Built-In Storage – Great practicality
- Video Entry System
- Open-Plan Living – Modern layout
- Newly Completed – Move-in ready
- Contemporary Bathroom – Sleek design
- Central Location – Close to amenities
- Gas central heating and Double Glazing

This STUNNING and newly completed 2-bedroom flat at York Place, Perth, is a perfect blend of modern design and convenience – a real MUST SEE. Offering a bright and spacious layout, the property is carpeted and floored throughout, creating a warm and comfortable living space. The heart of the home is the open-plan living, dining, and kitchen area, featuring sleek units, integrated appliances, and plenty of natural light streaming through large windows.

Both DOUBLE bedrooms are well-proportioned, with both also benefitting from built-in storage. A stylish, contemporary bathroom adds to the home's appeal, while the generous hallway provides additional storage space. The inclusion of a VIDEO ENTRY system adds an extra layer of security and convenience, allowing you to feel safe in your new home. 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.





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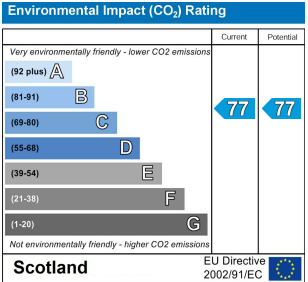
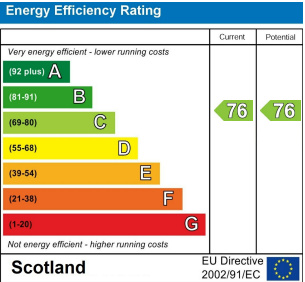
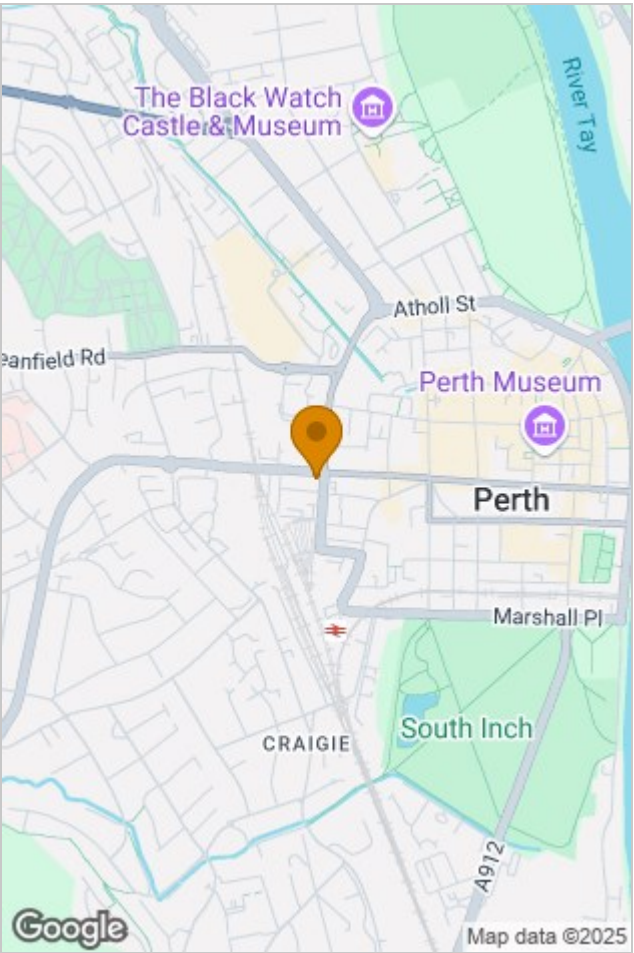
Approximate total area[®]
668.76 ft²
62.13 m²

(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.

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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.

