



69A North Methven Street, Perth, PH1 5PX
Offers over £140,000

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- Three double bedrooms
- Generous lounge with period features
- Over 1,070 sq ft of living space
- Bright interiors throughout
- Ideal for families or investors
- Three bathrooms
- Dining kitchen with breakfast bar
- First floor position
- Central location in Perth
- Walkable to train, bus, shops and restaurants

Located in the heart of Perth city centre, this spacious and elegant three-bedroom first-floor flat offers over 1,070 sq ft of notably generous accommodation. Combining period charm with tasteful modern updates, the property is perfect for families, professionals, or investors seeking generous living space in a convenient location.

The standout lounge is bright and expansive, featuring high ceilings, twin sash windows, and a decorative fireplace—ideal for relaxing or entertaining. The kitchen is thoughtfully designed with ample worktop space, fitted units, integrated appliances and a breakfast bar for casual dining. All three bedrooms are generous doubles, with plenty of space for furnishings. The principal bedroom enjoys its own en suite, while two further bathrooms offer excellent flexibility for guests or family members. Set within a traditional building, the property also benefits from secure entry and its city-central location puts shops, cafés, transport links and leisure options right on your doorstep. A rare find offering size, style and superb convenience.



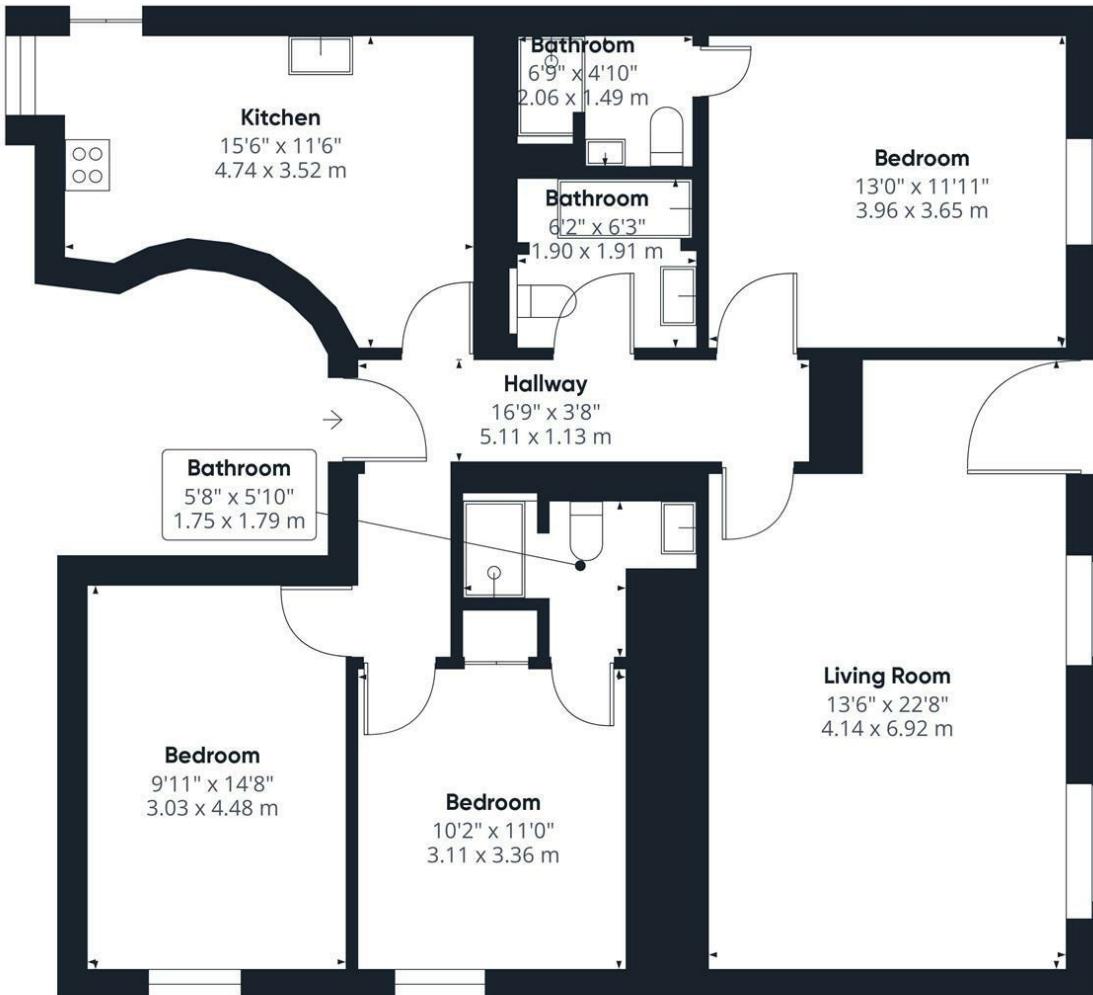


Location

Situated on North Methven Street, this home enjoys one of Perth's most central and convenient locations. You're just moments from the High Street, Perth Concert Hall, the theatre, and an excellent choice of bars, restaurants, and cafés. Both Perth Train Station and Bus Station are a short stroll away, making it a great choice for commuters. Riverside walks, parks, and leisure facilities are nearby too. Whether you're looking for city-centre living or a smart investment, this address offers all the perks of urban life with everything you need right on your doorstep.







Approximate total area⁽¹⁾
1078.32 ft²
100.18 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.

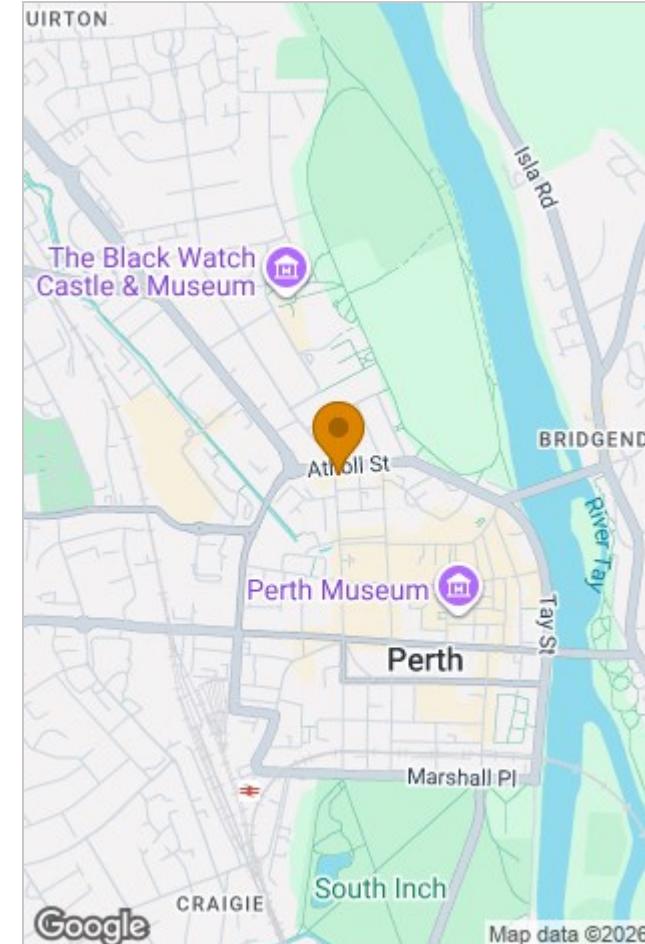
Calculations are based on RICS IPMS 3C standard.

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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.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
		Current			Current
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C		69	(69-80) C		73
(55-68) D		76	(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
Scotland			Scotland		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		