



**55 Bute Drive, Perth, PH1 3BG**  
**Offers over £92,500**

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## 55 Bute Drive Perth, PH1 3BG

- Two double bedrooms
- Generous dining kitchen
- Double glazing
- Positioned on the top floor
- Ample on-street parking available nearby
- Light-filled lounge with pleasant views
- Modern shower room
- Gas central heating
- Move-in condition
- Excellent first-time buy or investment opportunity

This well-presented two-bedroom top floor flat is a superb opportunity for first-time buyers, small families, or savvy investors alike. Situated within a popular residential area of Perth, this home offers spacious and bright interiors with scenic outlooks. The bright and airy living room is generously sized with large windows that fill the space with natural light while framing views over open green spaces. A dining kitchen with ample units and worktop space flows seamlessly into the rest of the property. Each of the two double bedrooms boasts plenty of space for items of furniture. The modern family shower room is particularly appealing with its spacious walk-in shower.

Parking is available close by, making it a convenient base for daily life. This property combines affordability, style, and location, offering a move-in-ready home with no compromise on space or presentation.

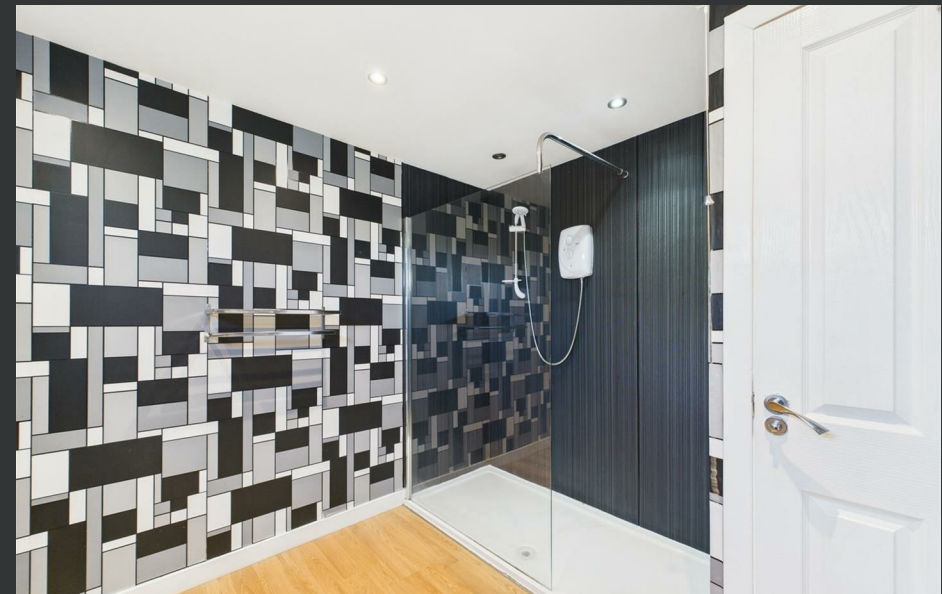
Offers over £92,500





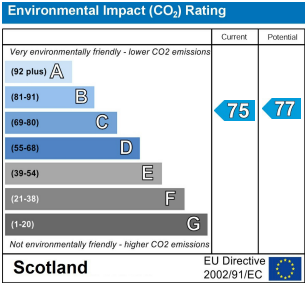
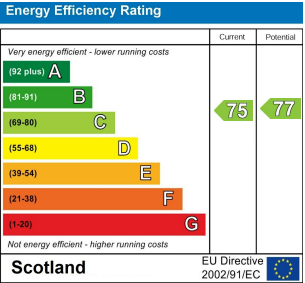
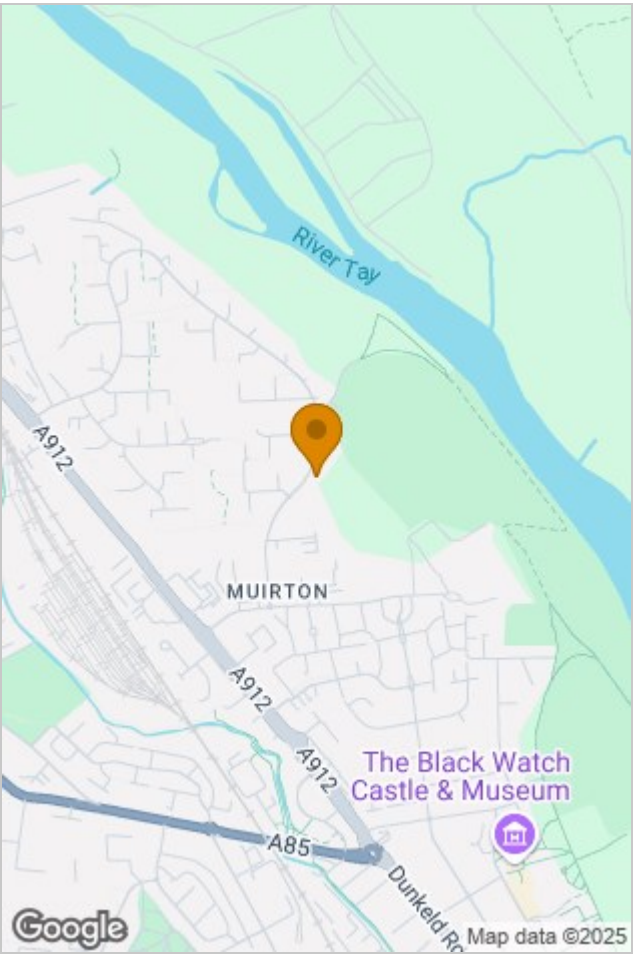
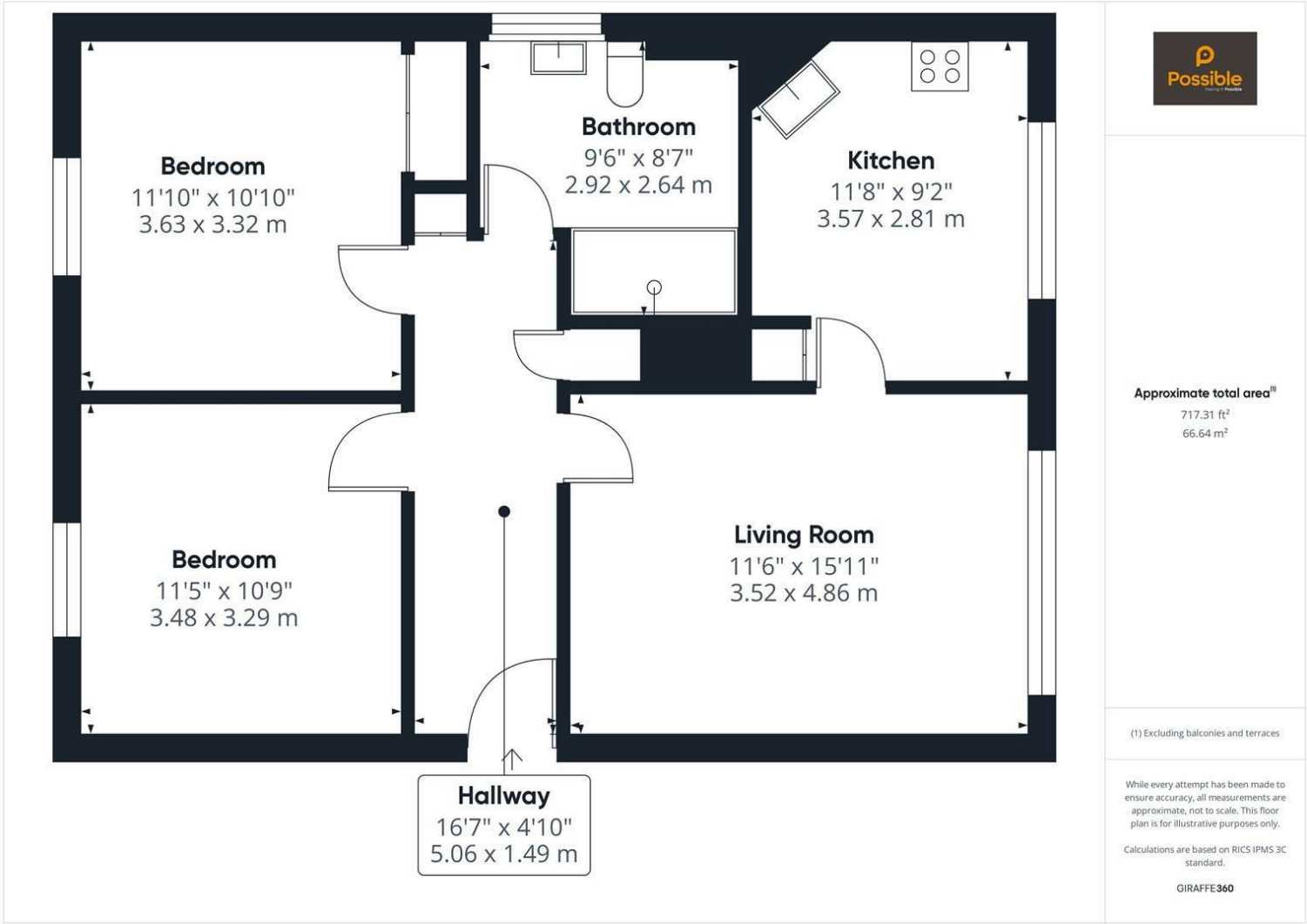
## Location

Bute Drive sits within a quiet and well-established residential pocket of Perth, offering a peaceful setting while still being close to everyday essentials. Local amenities including schools, supermarkets, parks, and public transport links are all within easy reach, and Perth city centre is just a short drive away. Commuters will appreciate quick access to the A9 and major routes to Dundee, Stirling, and beyond. The area is ideal for families and professionals alike, with green space right outside your door providing a relaxing atmosphere and outdoor play areas. A brilliant location for those seeking convenience and community.









**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.