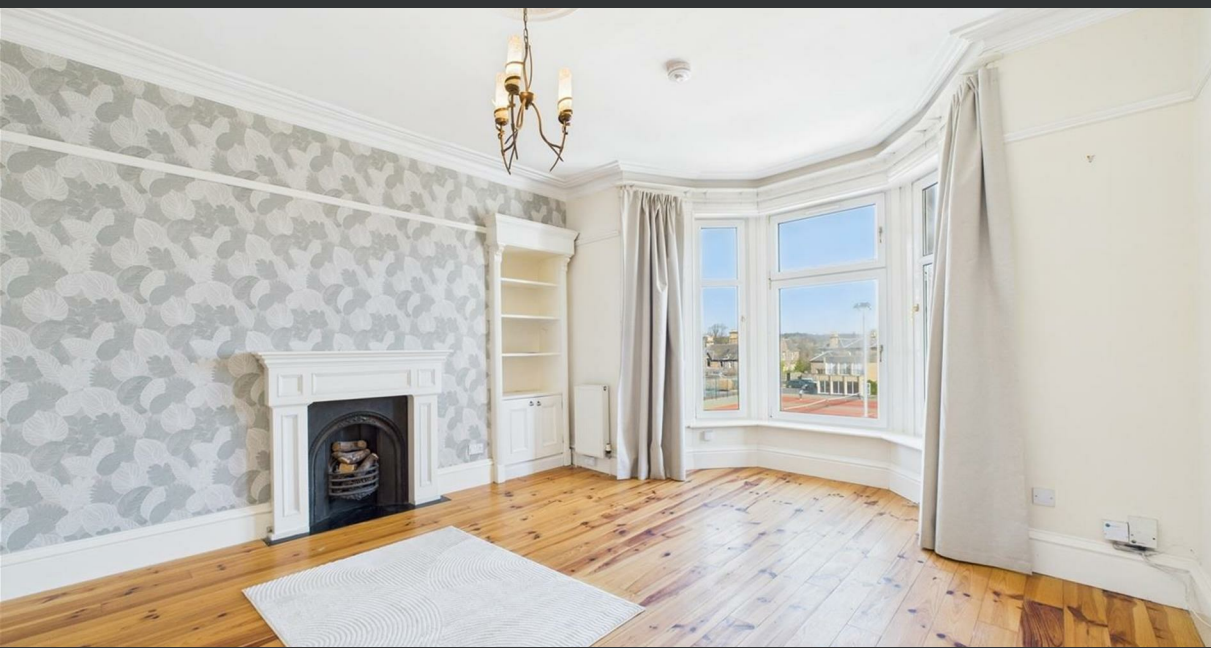




**Flat 6 7 Balhousie Street, Perth, PH1 5HJ**  
**Offers over £179,950**

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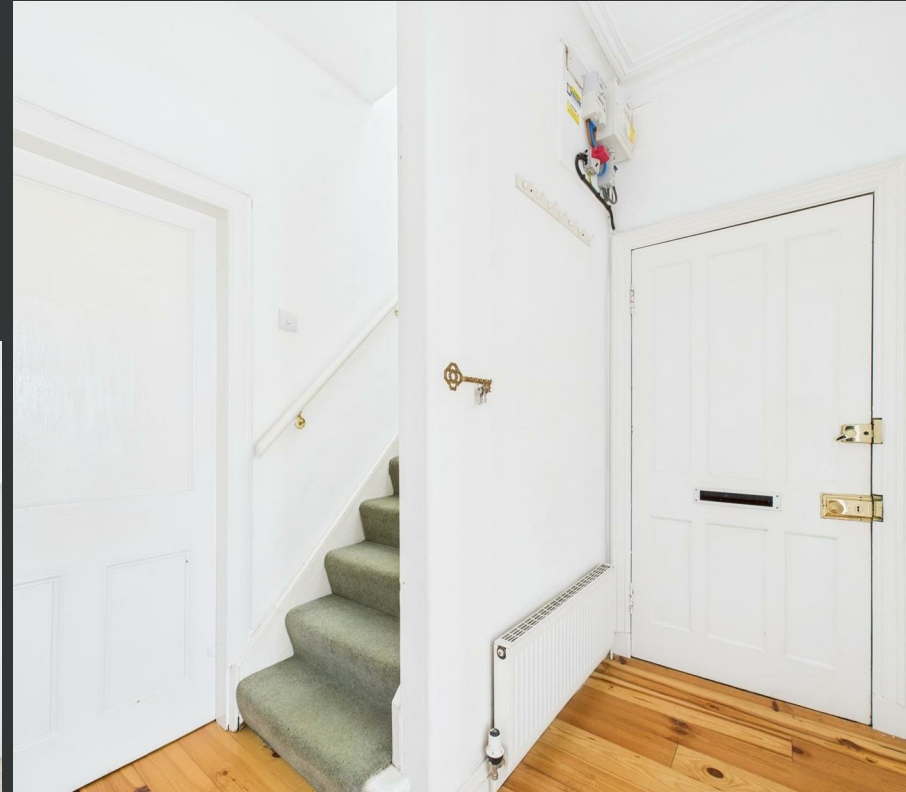
## Flat 6 7 Balhousie Street Perth, PH1 5HJ

- Four-bedroom maisonette
- Bright dining kitchen
- Two further bedrooms upstairs
- Many traditional features
- Double glazing
- Bay-windowed lounge
- Two bedrooms on first level
- Gas central heating
- Fantastic views
- Close to city centre and amenities

A well-presented and notably spacious four-bedroom maisonette set over two floors, located on Balhousie Street, close to the picturesque North Inch Parklands. This charming period property combines traditional features with generous modern living space, making it an ideal choice for growing families professional couples or those seeking room to spread out.

The main level of the property features a stunning bay-windowed living room with high ceilings, intricate cornicing, and a feature fireplace – a perfect spot for relaxing or entertaining. The dining kitchen offers ample units, worktops, and a bright atmosphere thanks to a large window. Two generously sized bedrooms are also found on this floor, one benefiting from an en-suite shower room. Upstairs, you'll find two further bedrooms, one of which includes delightful a dormer window with rooftop views. A well-appointed bathroom with shower over the bath, completes the upper floor. Throughout, the home is well-maintained with a neutral colour palette and smart finishings. Positioned just minutes from the city centre, yet benefiting from peaceful surroundings and excellent transport links, this flat is a rare find for those wanting character, comfort, and convenience in one impressive package.

Offers over £179,950



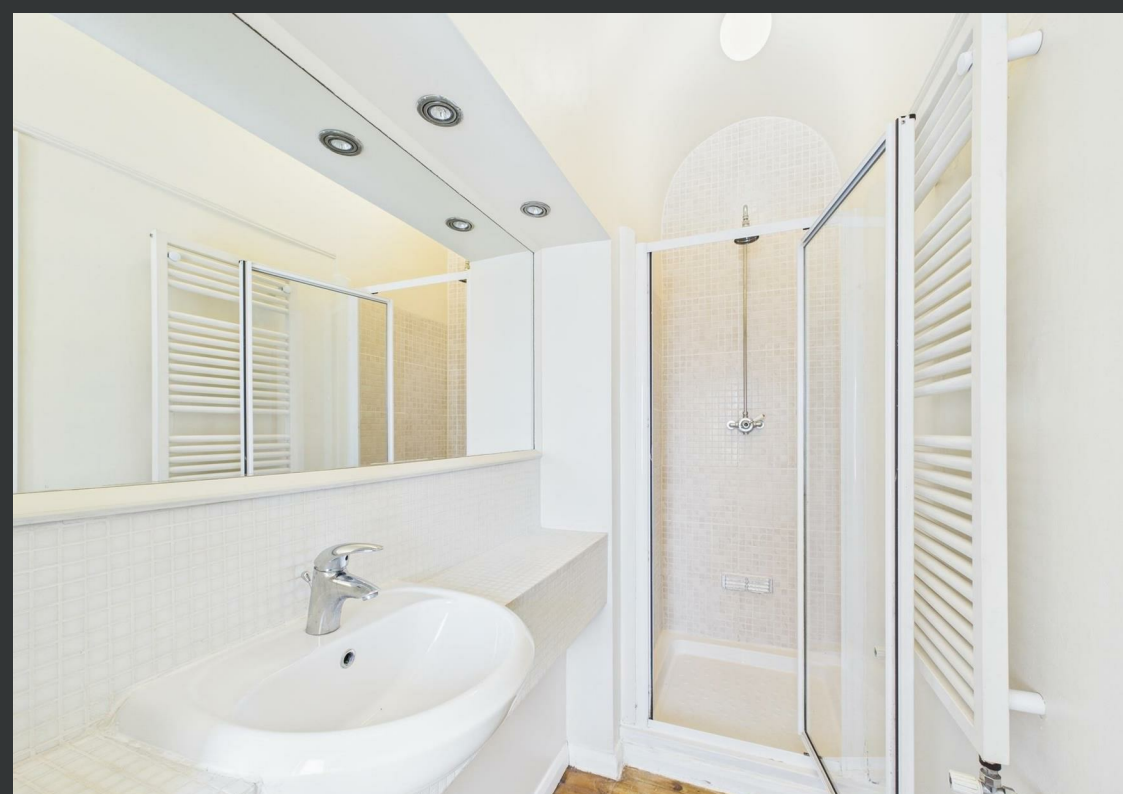


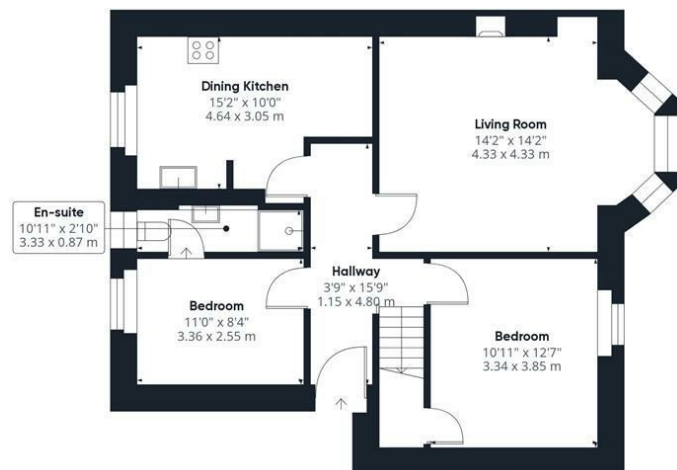
## Location

Balhousie Street enjoys a prime position just a short walk from Perth city centre, offering a wonderful balance between urban convenience and residential tranquillity. The area is well-served by local amenities including shops, cafes, schools, and recreational facilities, with the beautiful North Inch parklands nearby for riverside walks and leisure. Excellent transport links by road, rail, and bus connect you to wider Perthshire and beyond. This sought-after location is ideal for those who want to enjoy all the benefits of city life while still enjoying space, community atmosphere, and easy access to open green areas. It's a fantastic place to call home.

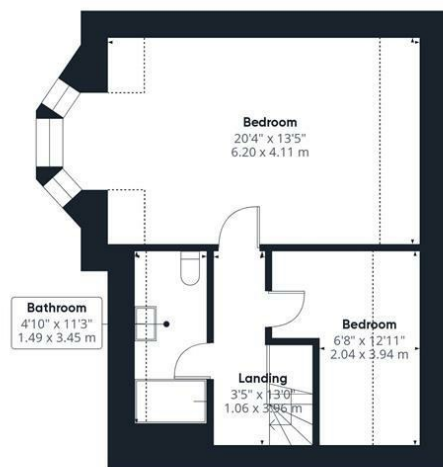








Ground floor



Floor 1



**Approximate total area<sup>(1)</sup>**

1243.54 ft<sup>2</sup>  
115.53 m<sup>2</sup>

**Reduced headroom**

94.53 ft<sup>2</sup>  
8.77 m<sup>2</sup>

(1) Excluding balconies and terraces

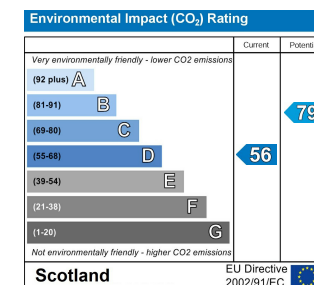
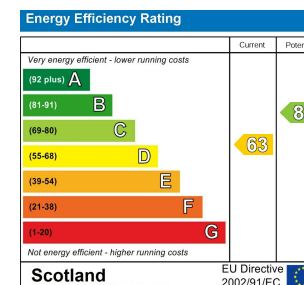
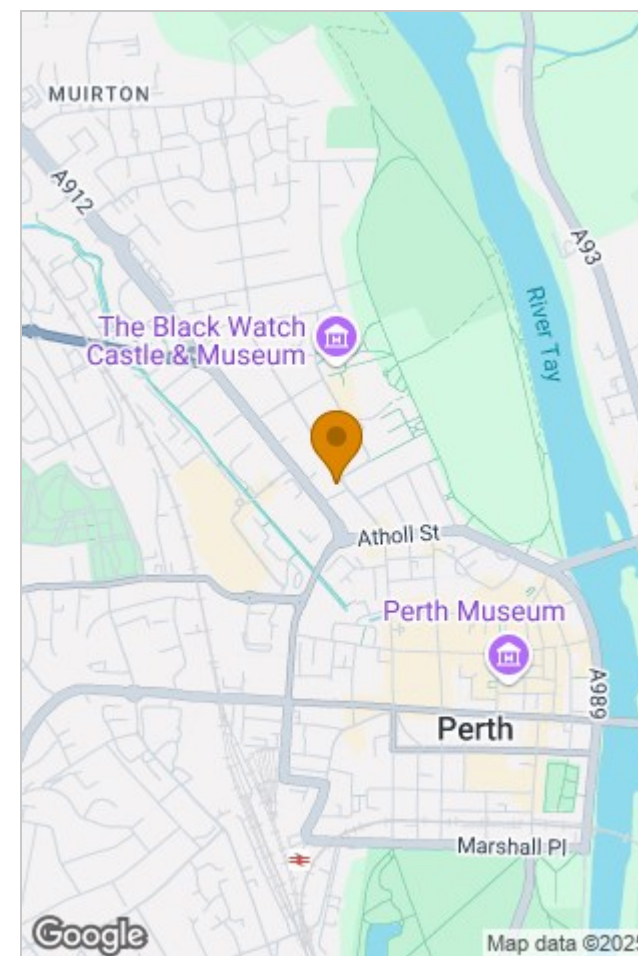
**Reduced headroom**

..... Below 5 ft/1.5 m

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.