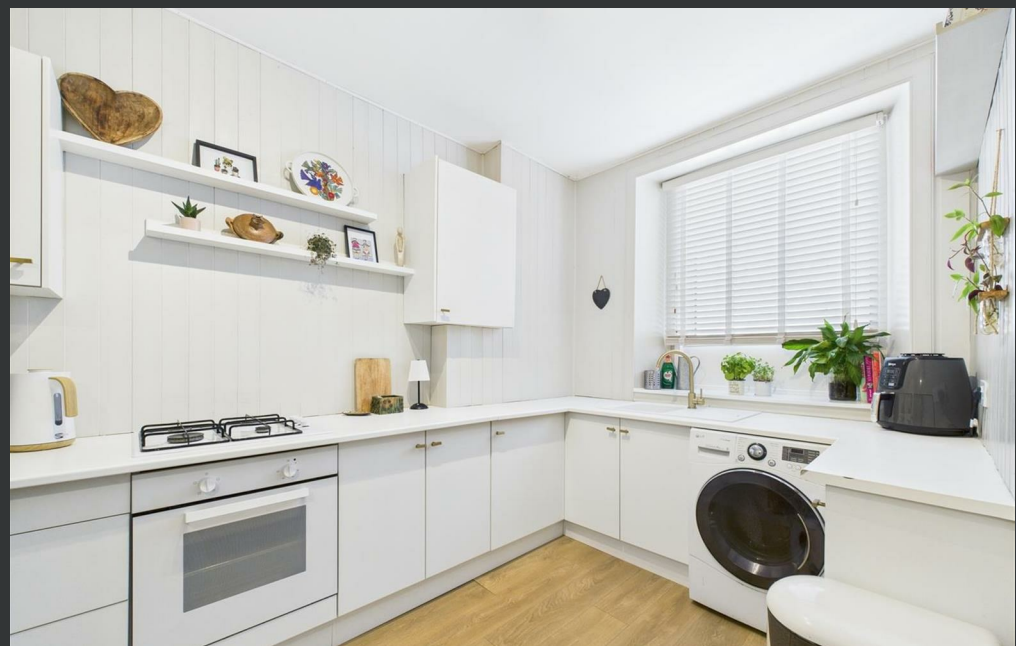




17D Hospital Street, Perth, PH2 8HN  
Offers over £157,000







# 17D Hospital Street Perth, PH2 8HN

- Stylish 3-bedroom maisonette
- Bright living room with feature fireplace
- Contemporary bathroom
- Generous storage and light-filled interiors
- Gas central heating and double glazing
- Located in Perth city centre
- Modern kitchen with integrated appliances
- Principal bedroom with decorative fireplace
- Double glazing
- Ideal for professionals, couples or families

Positioned on a quiet side street close to the heart of Perth's city centre, 17D Hospital Street is a beautifully presented three-bedroom maisonette offering style, comfort and exceptional space across two levels. This inviting and beautifully styled home boasts a charming mix of traditional character and tasteful modern upgrades.

On the lower level, a bright hallway leads into a generous lounge with period cornicing, high ceilings and an eye-catching feature fireplace. The adjoining bedroom could also be used for remote working or as a quiet study. A spacious, well-equipped kitchen with white units and integrated appliances provides an airy cooking space. Upstairs are two well-proportioned bedrooms – including an elegant principal bedroom with bay window and decorative fireplace – plus a stylish contemporary bathroom with a freestanding tub and chic tilework. Throughout, soft neutral decor and quality finishes create a warm, welcoming atmosphere. Gas central heating, double glazing, and a modern layout ensure year-round comfort. Ideal for professionals, couples or young families seeking stylish city living with a homely touch, this rarely available flat also benefits from easy access to local amenities, shops, cafés, and public transport.

Offers over £157,000





## Location

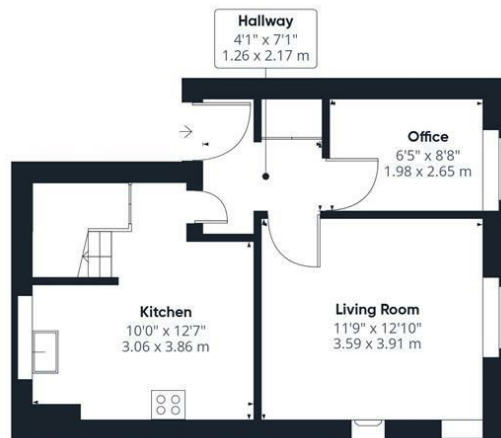
Hospital Street is situated right in the vibrant heart of Perth, offering a highly convenient location for city living. A wealth of independent shops, supermarkets, cafés and restaurants are all within walking distance, along with leisure facilities and the beautiful South Inch parklands. Perth bus and train stations are close by, providing regular services to Dundee, Edinburgh and beyond, while major road links are easily accessible. Whether you're commuting, socialising, or enjoying a stroll along the River Tay, this address places you in the midst of it all - with everything you need right on your doorstep.



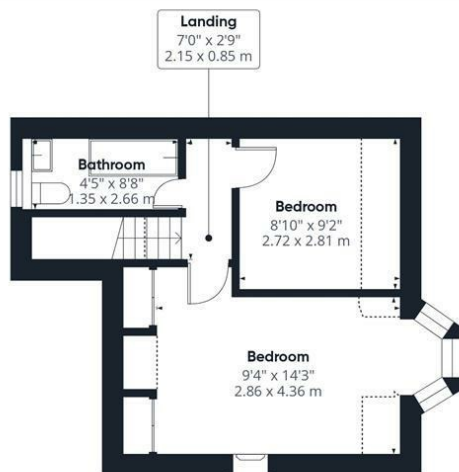








Ground floor



Floor 1



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

733 ft<sup>2</sup>  
68.2 m<sup>2</sup>

Reduced headroom

.48 ft<sup>2</sup>  
4.5 m<sup>2</sup>

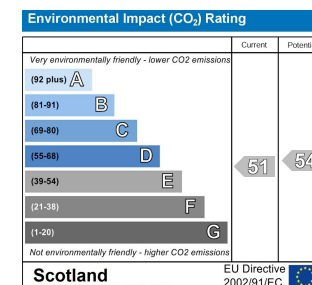
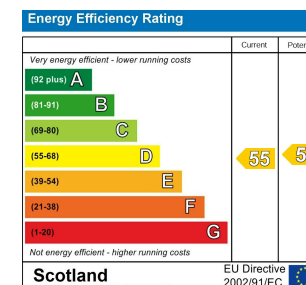
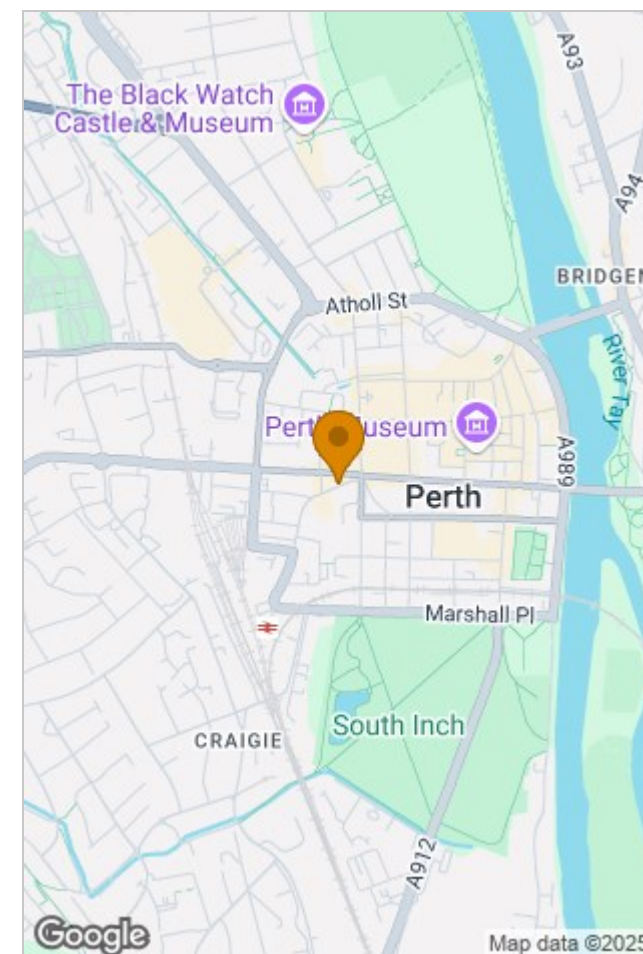
(1) Excluding balconies and terraces

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.