



63D Priory Place, Perth, PH2 0EA
Offers over £169,950

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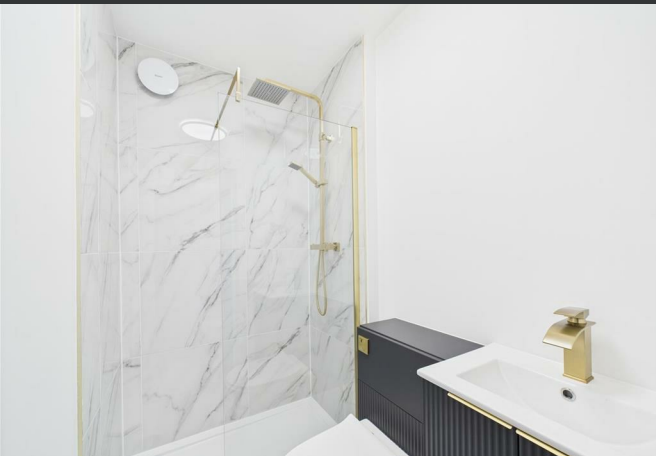
- Beautiful four-bedroom maisonette
- Spacious lounge with large window
- Utility room for added convenience
- Move-in-ready with fresh décor
- Communal rear garden area
- Stylish contemporary kitchen with central island
- Modern bathrooms on both levels
- High ceilings and traditional windows
- Approx. 1009 sq ft of space
- Gas central heating & double glazing

Presented in truly outstanding condition, 63D Priory Place is a beautifully refurbished four-bedroom maisonette offering stylish and spacious accommodation spread over two levels. This charming stone-built property blends period character with modern living, making it a fantastic home for families, professionals, or anyone looking for a turnkey move-in-ready residence.

Upon entering, you're greeted by a welcoming hallway which leads to a generous lounge boasting elegant proportions and a large window. The showstopping kitchen/diner features sleek, contemporary units, a central island, integrated appliances, and plenty of worktop space, creating a perfect hub for entertaining or day-to-day life.

The property provides four bedrooms across the upper and lower levels, with each room finished in fresh, neutral tones. The modern bathrooms are both stylish and practical—one with a luxury walk-in shower, the other with a bath and rainfall shower combo. Additional benefits include a separate utility room and excellent storage throughout. Outside, there is a secure communal garden to the rear, ideal for pets, children, or relaxing outdoors. This property ticks every box—generous square footage, high-spec finish, central location, and classic charm all rolled into one.

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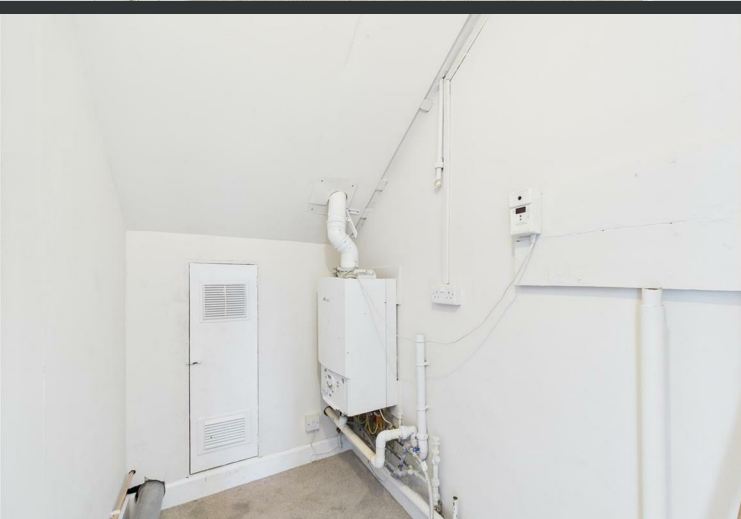
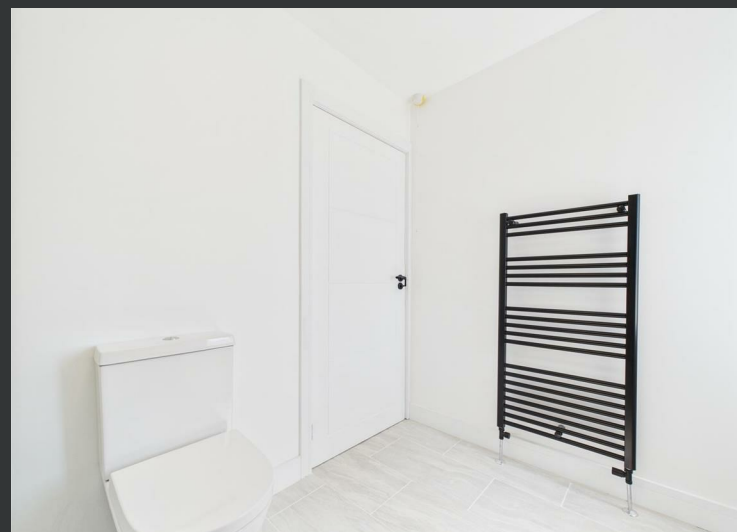
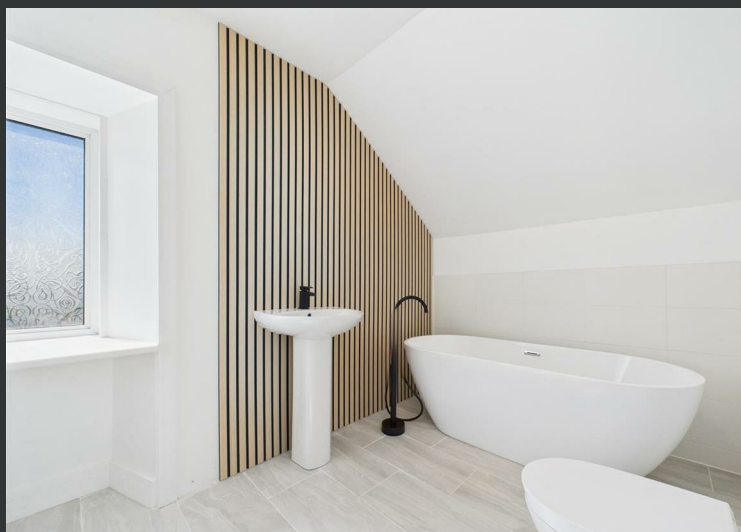


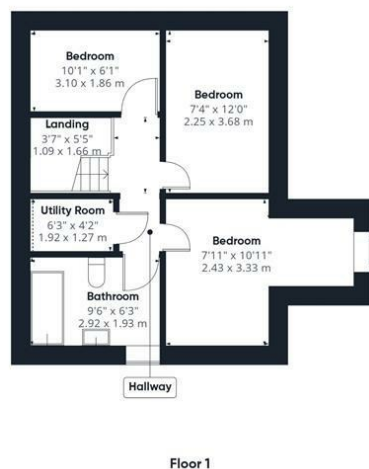
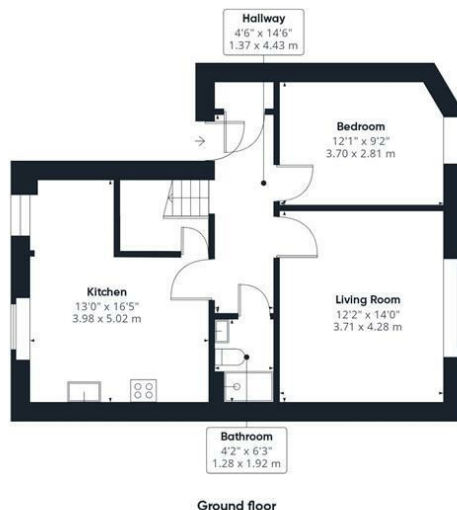


Location

Situated in the heart of Perth, Priory Place offers convenient access to the city's vast range of amenities. From supermarkets, cafés and restaurants to gyms, parks and riverside walks, everything is just a short stroll away. The property is also well-positioned for reputable schools and local bus routes. Perth Train Station and the main A90/M90 routes are nearby, offering swift connections to Dundee, Edinburgh, and beyond. Whether you're commuting or enjoying the local charm, this location offers the best of both worlds—city convenience with a touch of neighbourhood tranquillity.







Approximate total area⁽¹⁾

1009 ft²
93.7 m²

Reduced headroom
7 ft²
0.7 m²

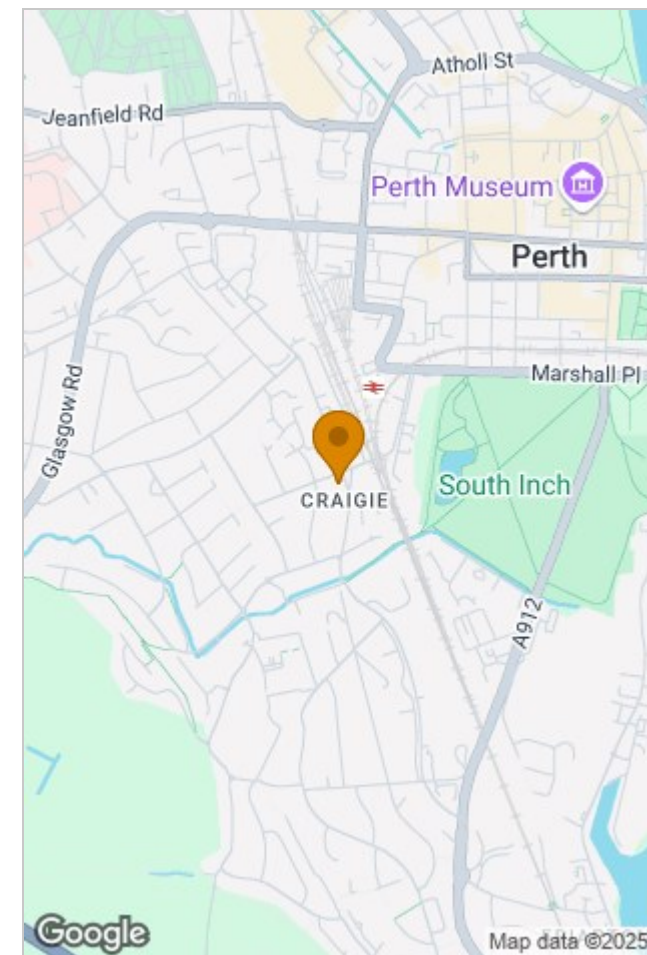
(1) Excluding balconies and terraces



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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>	59	81	<p><i>Very environmentally friendly - lower CO₂ emissions</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not environmentally friendly - higher CO₂ emissions</i></p>	51	81
<p>Scotland</p> <p>EU Directive 2002/91/EC</p> 			<p>Scotland</p> <p>EU Directive 2002/91/EC</p> 		

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.

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