



24C Abbot Street, Perth, PH2 0EE
Offers over £115,000

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- Spacious first-floor flat
- Bright lounge
- Bathroom with electric shower
- Sought-after area
- On-street parking
- Two bedrooms
- Gas central heating
- Double glazing
- Shared rear garden
- Close to city centre

Located within the sought-after Craigie area of Perth, this spacious and bright two-bedroom first-floor flat combines period charm with modern living. Positioned within a traditional stone-built block, the property offers an excellent opportunity for first-time buyers, investors, or downsizers alike.

The property features generous room proportions, high ceilings, and original decorative cornicing. The large lounge enjoys a lovely open outlook and is filled with natural light, making it the perfect place to relax. The kitchen is fitted with ample units and space for appliances, with a window overlooking the shared rear garden. There are two good-sized bedrooms – one with built-in storage – both neutrally decorated and well-lit. The bathroom is fitted with a white suite and electric shower over the bath, finished with white tiling for a fresh, clean look. Gas central heating and double glazing ensure comfort and efficiency throughout the year. Outside, the communal garden to the rear is mainly laid to lawn and offers a pleasant green space for residents to enjoy. On-street parking is available to the front of the property. Situated within walking distance of the city centre, train station, and a host of local amenities including shops, schools, and cafes, the location is both peaceful and highly convenient. This charming flat is move-in ready while still offering scope for personalisation. A wonderful home in a desirable area of Perth.

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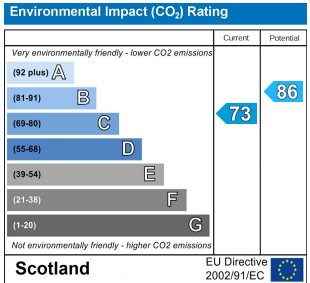
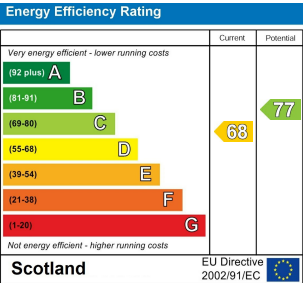
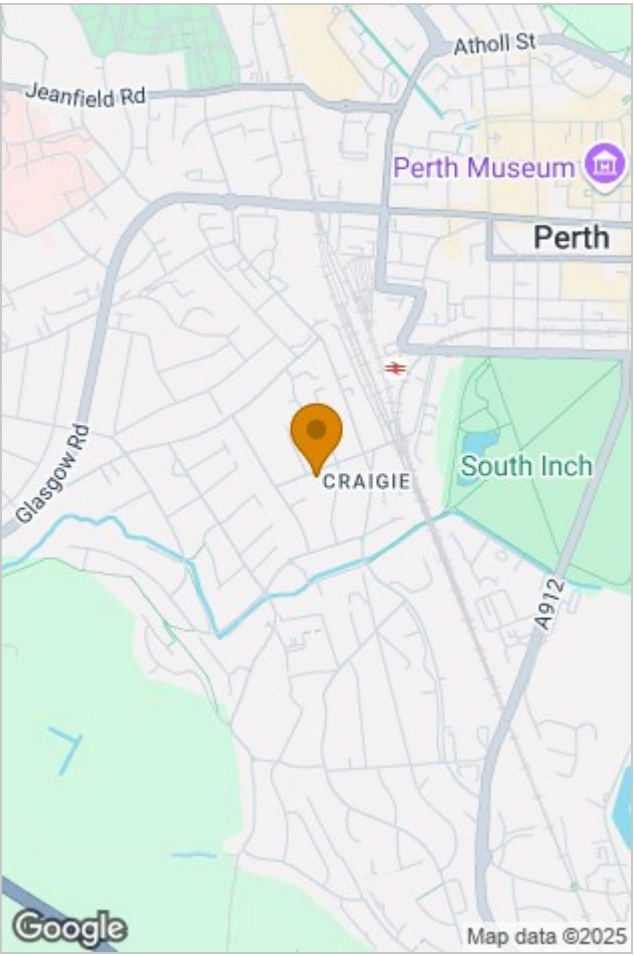
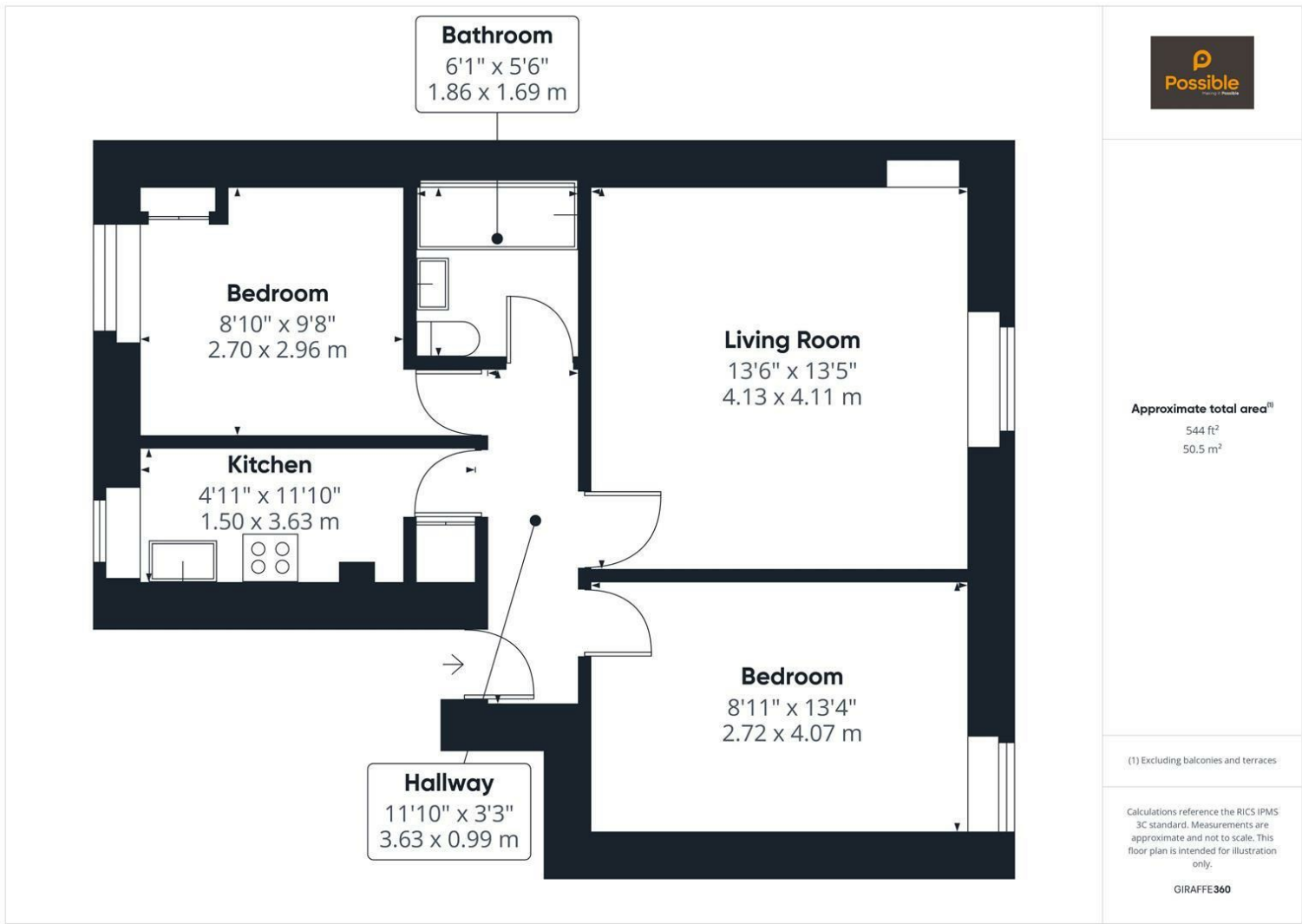




Location

Abbot Street is a popular residential area located just south of Perth's city centre. It offers a quiet, established neighbourhood while being within walking distance of all key amenities. Perth Railway Station, South Inch Park, shops, cafés, and supermarkets are easily accessible, as are reputable schools and leisure facilities. The nearby M90 and A9 make commuting straightforward, whether heading to Dundee, Edinburgh or beyond. For nature lovers, the River Tay and surrounding green spaces offer scenic walks and cycling routes. Abbot Street blends convenience, tranquillity, and connectivity, making it a fantastic setting for both professionals and families.





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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