



4 Spey Court, Perth, PH2 8LE
Offers over £140,000

 2  1  1  C



4 Spey Court Perth, PH2 8LE

- Two-bedroom cottage apartment
- Gas central heating
- Move-in condition
- Two double bedrooms
- Neutral décor throughout
- Located on first floor
- Bright lounge with bay window
- Modern breakfasting kitchen
- Modern shower room
- Residents' parking

4 Spey Court is a charming and well-presented two-bedroom first-floor cottage apartment, ideally located in the heart of Perth city centre. Perfect for first-time buyers, professionals, or investors, this home combines spacious interiors with period character and modern finishes.

The accommodation is accessed via its own private entrance and opens into a welcoming hallway. The bright and airy lounge features a traditional bay window that floods the room with natural light and a striking fireplace creating a warm focal point. The attractive kitchen is well-appointed with a range of sleek units, integrated appliances, featuring high quality granite worktops and tiled splashbacks, offering both style and functionality. There are two generously sized bedrooms, each neutrally decorated and offering ample room for free-standing furniture. The modern shower room is fitted with a three-piece suite, attractive wall tiling, and a large vanity with storage, finished with a stylish stone top. Externally, the property benefits from private residents' parking and a private store. With its combination of classic charm, modern upgrades, and a prime central location, this property represents an excellent opportunity for buyers seeking convenience and comfort.

All blinds and curtains will be included in the sale.

Offers over £140,000



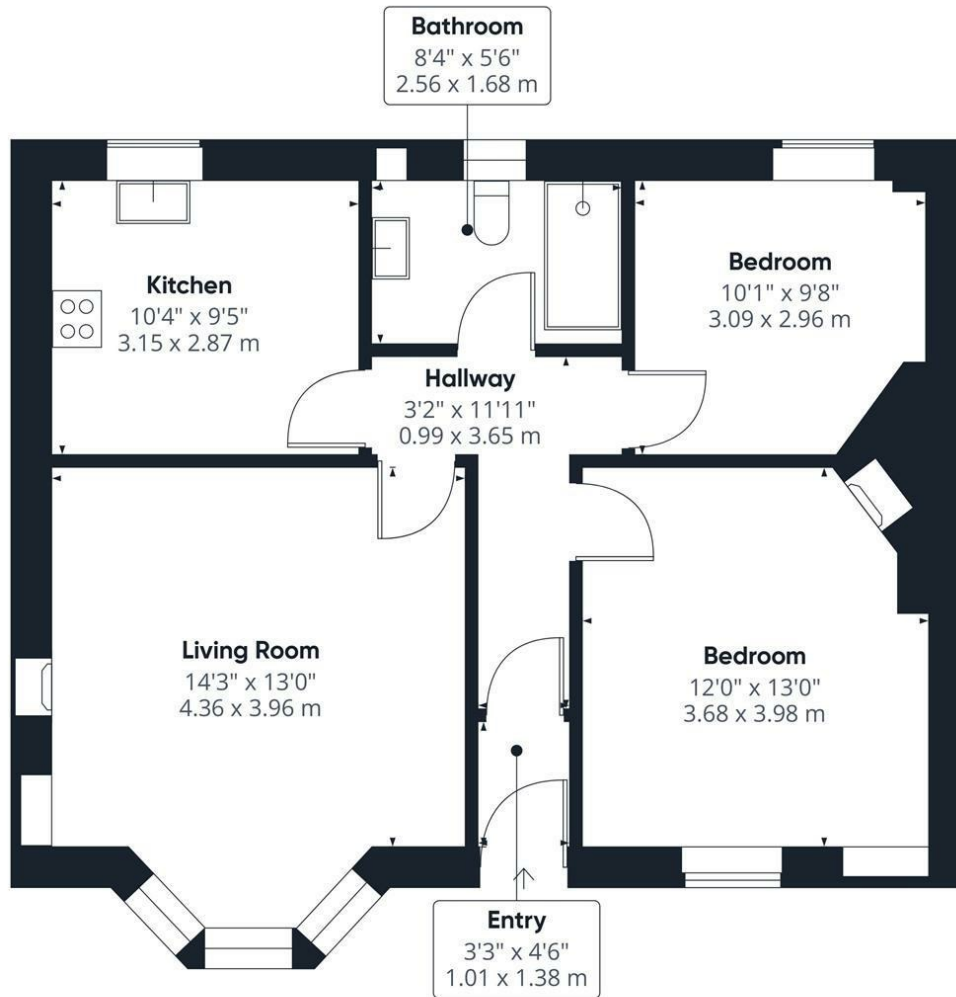


Location

Situated on Canal Street, 4 Spey Court enjoys a highly convenient city centre location in Perth. Just a short walk from shops, supermarkets, restaurants, and cafés, it places all everyday amenities within easy reach. Perth bus and train stations are close by, providing excellent commuter links to Dundee, Edinburgh, Glasgow, and beyond. Scenic riverside walks along the Tay and cultural attractions such as Perth Concert Hall and Theatre are also nearby. Families benefit from access to well-regarded local schools, while road connections via the M90 and A9 make travel across central Scotland straightforward. This is truly city living at its best.





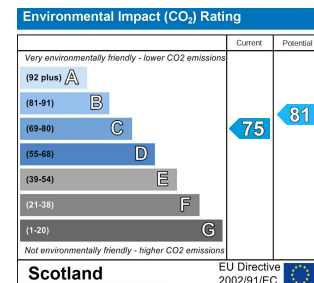
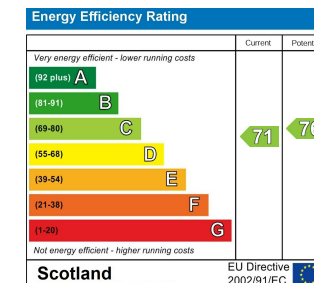
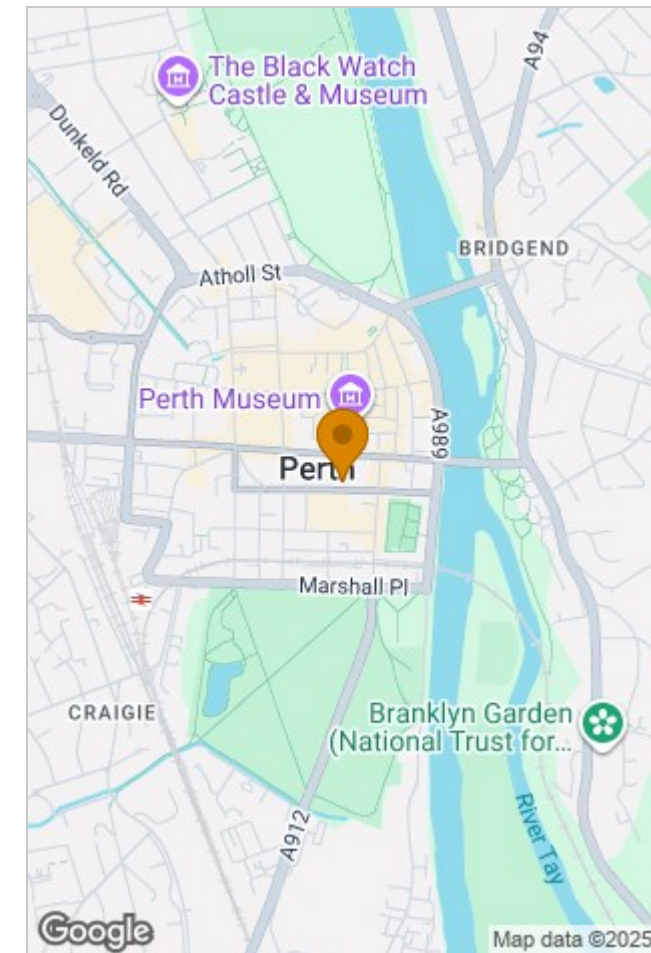


Approximate total area⁽¹⁾
681 ft²
63.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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.

Inveralmond Business Centre 6 Auld Bond Road, Perth, Perthshire, PH1 3FX

T. 01738 260 035 | hello@wearepossible.co.uk

wearepossible.co.uk

