



11 Hulbert Court, Perth, PH1 2AR
Offers over £150,000

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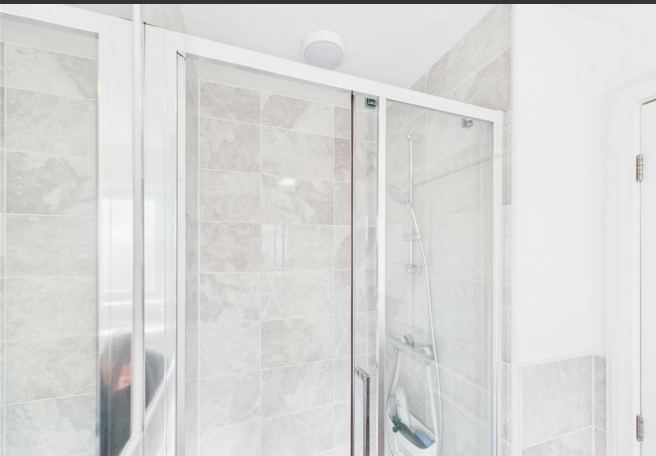
11 Hulbert Court Perth, PH1 2AR

- Modern two-bedroom apartment
- Spacious open-plan kitchen/dining/living area
- Second double bedroom with neutral décor
- Secure entry system
- Allocated private parking
- Principal bedroom with en suite shower
- Positioned on ground floor
- Stylish bathroom with shower over bath
- Well-kept communal areas
- Close to transport links

11 Hulbert Court is a modern and well-presented two-bedroom apartment set within a popular residential development in Perth. Finished to a high standard throughout, the property offers bright, spacious accommodation ideal for first-time buyers, downsizers, or investors alike.

The property opens into a welcoming hallway with two storage cupboards, leading into a large open-plan kitchen, dining, and living area. This sociable space is flooded with natural light from dual-aspect windows and offers plenty of room for both everyday living and entertaining. The contemporary kitchen is fitted with sleek gloss units, integrated appliances, and ample worktop space, blending style with practicality. There are two generous double bedrooms, both neutrally decorated and carpeted for comfort. The principal bedroom benefits from a modern en suite shower room, while the second bedroom is served by a stylish family bathroom with shower over bath. Externally, the property is located in a well-maintained block with secure entry, residents' parking, and landscaped communal grounds. Its convenient setting provides easy access to local shops, schools, and transport links, with Perth city centre only a short distance away. This turnkey apartment combines modern living with a highly accessible location, making it a fantastic opportunity for a wide range of buyers.

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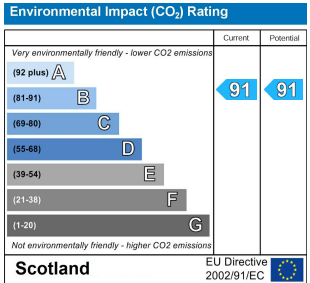
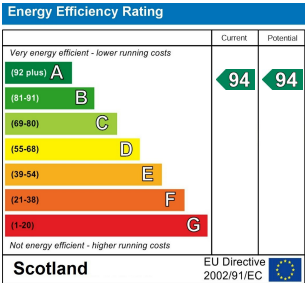
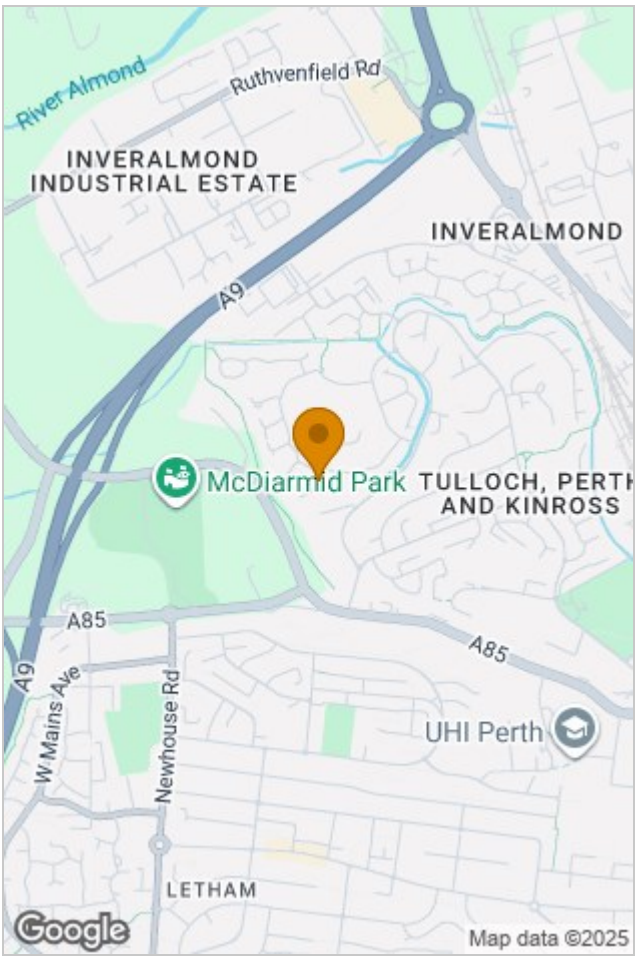
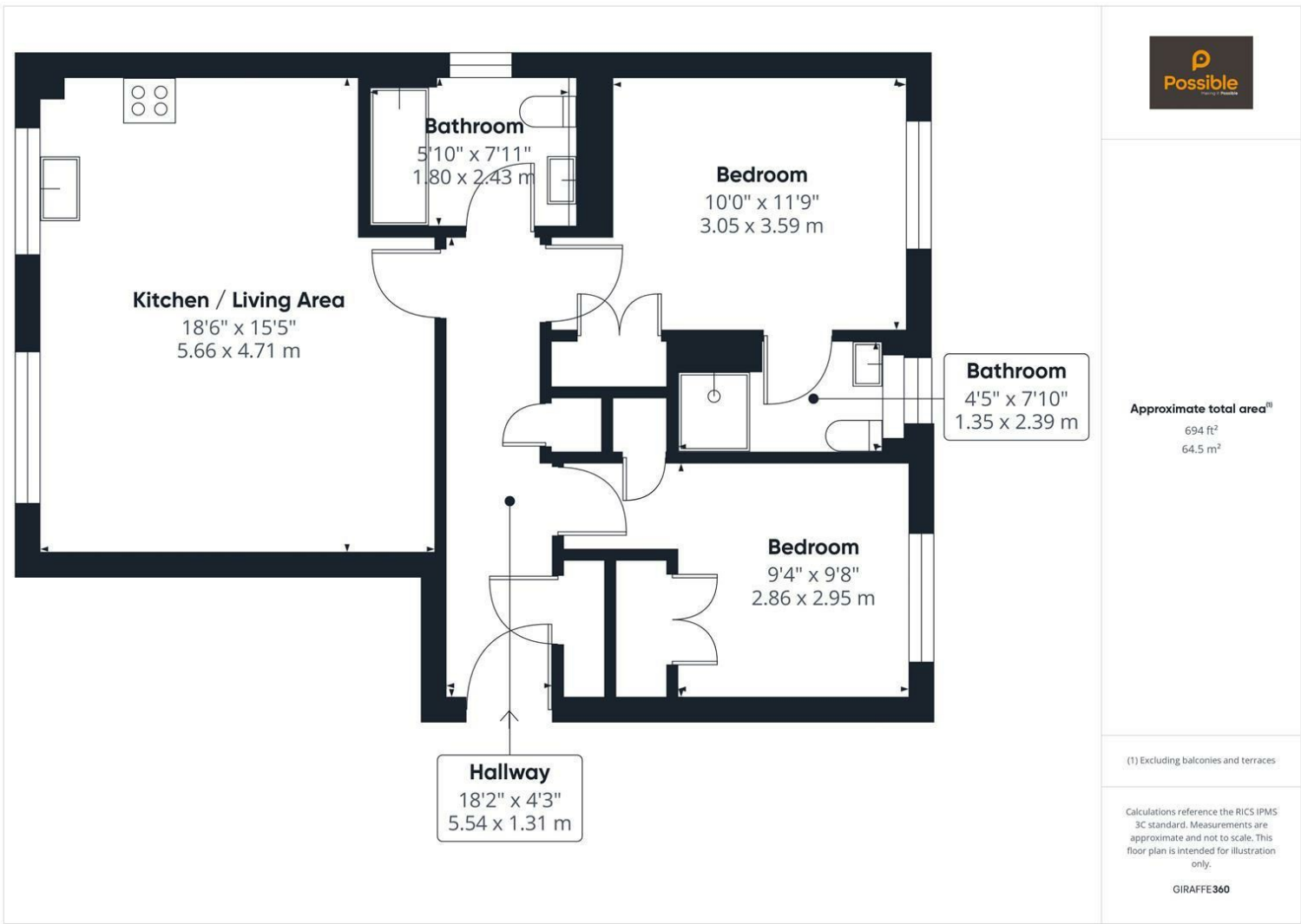


Location

Hulbert Court is ideally situated within a sought-after residential area of Perth, offering excellent access to local amenities and transport connections. The property is within easy reach of supermarkets, schools, leisure facilities, and everyday conveniences, while Perth city centre is just a short drive or bus ride away, providing a wide range of shops, restaurants, and cultural attractions. For commuters, the nearby Perth railway and bus stations connect efficiently to Dundee, Edinburgh, Glasgow, and beyond. The location also benefits from close proximity to the A9, making travel across central Scotland straightforward. A well-connected and convenient base for modern living.







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.