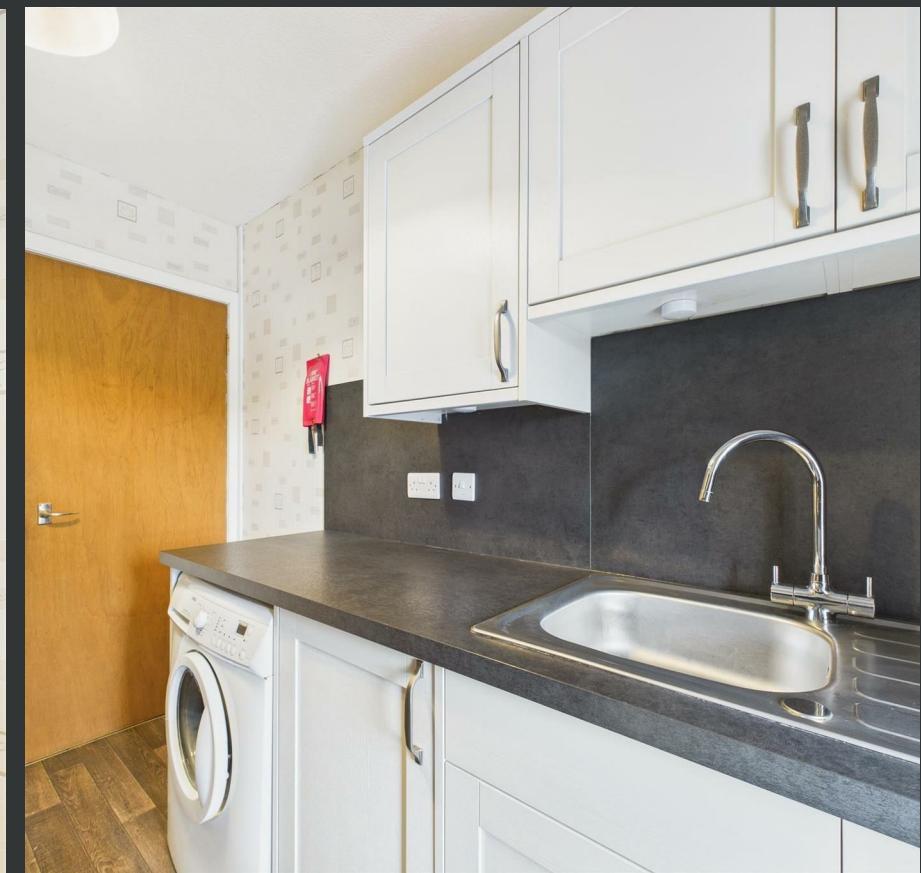




72a Dundee Road, Perth, PH2 7BA  
Offers over £77,500

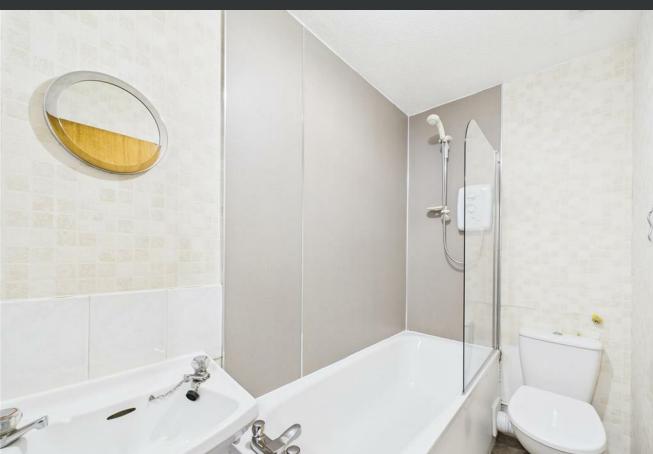




- One-bedroom top-floor flat
- Generously sized lounge with open views
- Spacious double bedroom with built-in wardrobes
- Double glazing and electric heating
- On-street parking available nearby
- Traditional stone-built building
- Bright fitted kitchen with ample unit space
- Bathroom with shower over bath
- Elevated position offering panoramic views across Perth
- Excellent location close to city centre and Kinnoull Hill

Located on the popular Dundee Road in Perth, this bright and spacious one-bedroom top-floor flat enjoys a prime elevated position with open views and excellent access to local amenities and Perth city centre. Offering well-proportioned accommodation, this is a superb opportunity for first-time buyers, downsizers or buy-to-let investors seeking a property in a convenient and desirable location.

The property is set within a traditional stone-built building. Internally, the flat comprises a welcoming hallway with storage, a generously sized lounge with ample space for both living and dining furniture, and large windows that flood the room with natural light while offering beautiful open outlooks. The separate kitchen is neatly fitted with wall and base units, integrated hob and oven, and space for appliances. The double bedroom is equally spacious and benefits from built-in wardrobes. Completing the accommodation is a bright bathroom with a three-piece suite including shower over the bath. Electric heating and double glazing provide modern comfort. Unrestricted on-street parking is available nearby. With the peaceful Kinnoull Hill Woodland Park moments away and the city centre within easy reach by foot, bus or car, this flat blends tranquil surroundings with everyday convenience — making it ideal for a variety of buyers.

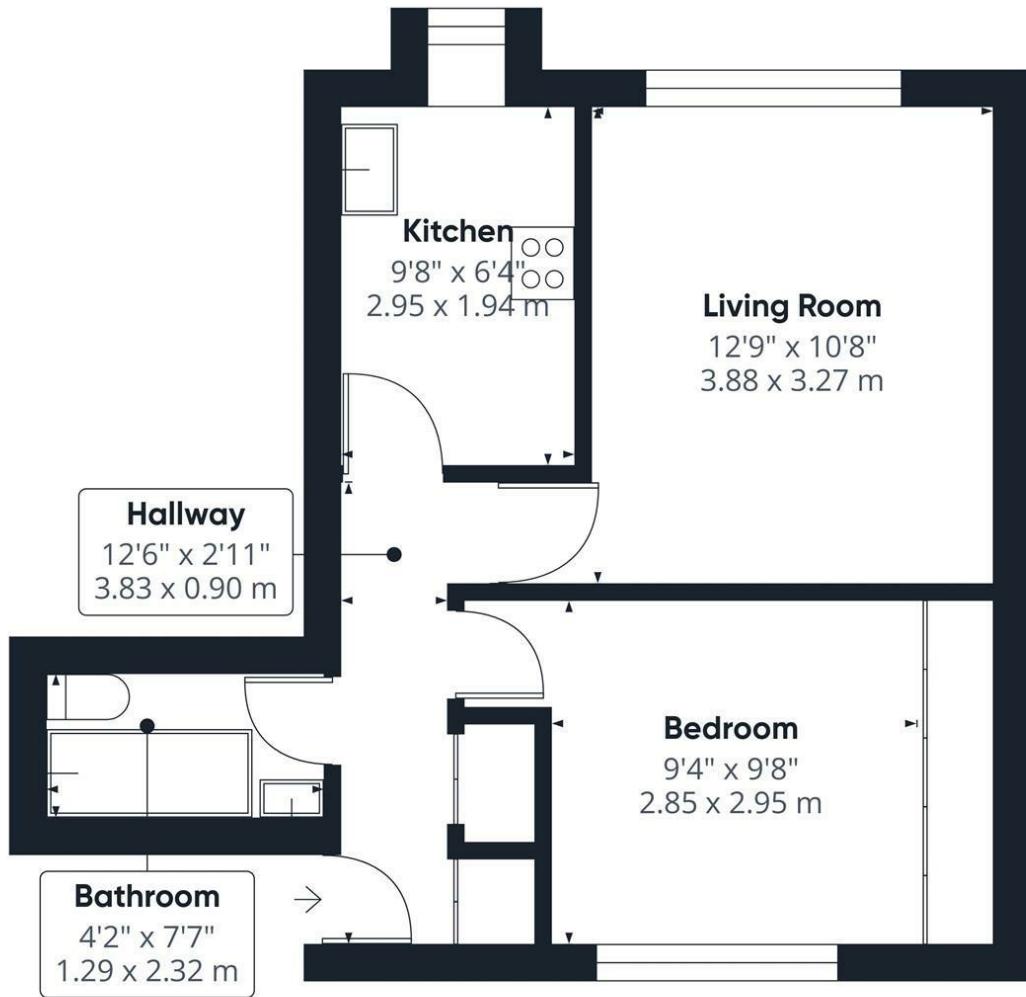




## Location

Dundee Road is one of Perth's most desirable addresses, known for its attractive traditional properties and beautiful riverside setting. Just a short walk from the city centre, residents enjoy easy access to shops, cafes, supermarkets, and transport links including Perth Bus and Train Stations. Nature lovers will appreciate being moments from Kinnoull Hill Woodland Park and the scenic North Inch. The location also offers swift access to the M90 and A90 for commuting to Dundee, Edinburgh or beyond. With a perfect mix of tranquillity and convenience, Dundee Road remains a popular choice for both homeowners and investors alike.



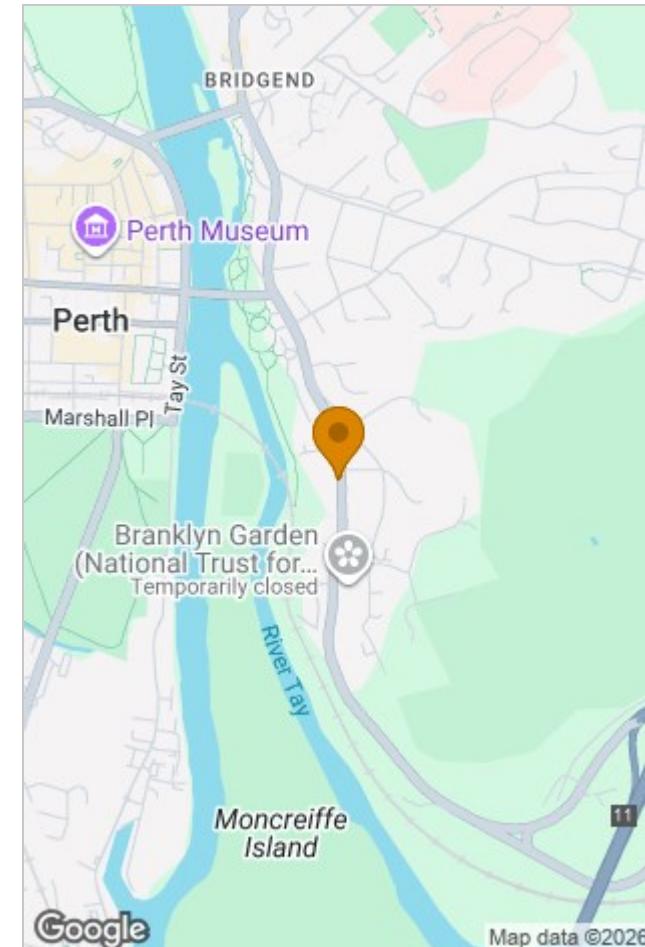


Approximate total area<sup>(1)</sup>  
410 ft<sup>2</sup>  
38.2 m<sup>2</sup>

(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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Scotland EU Directive 2002/91/EC		

## 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.