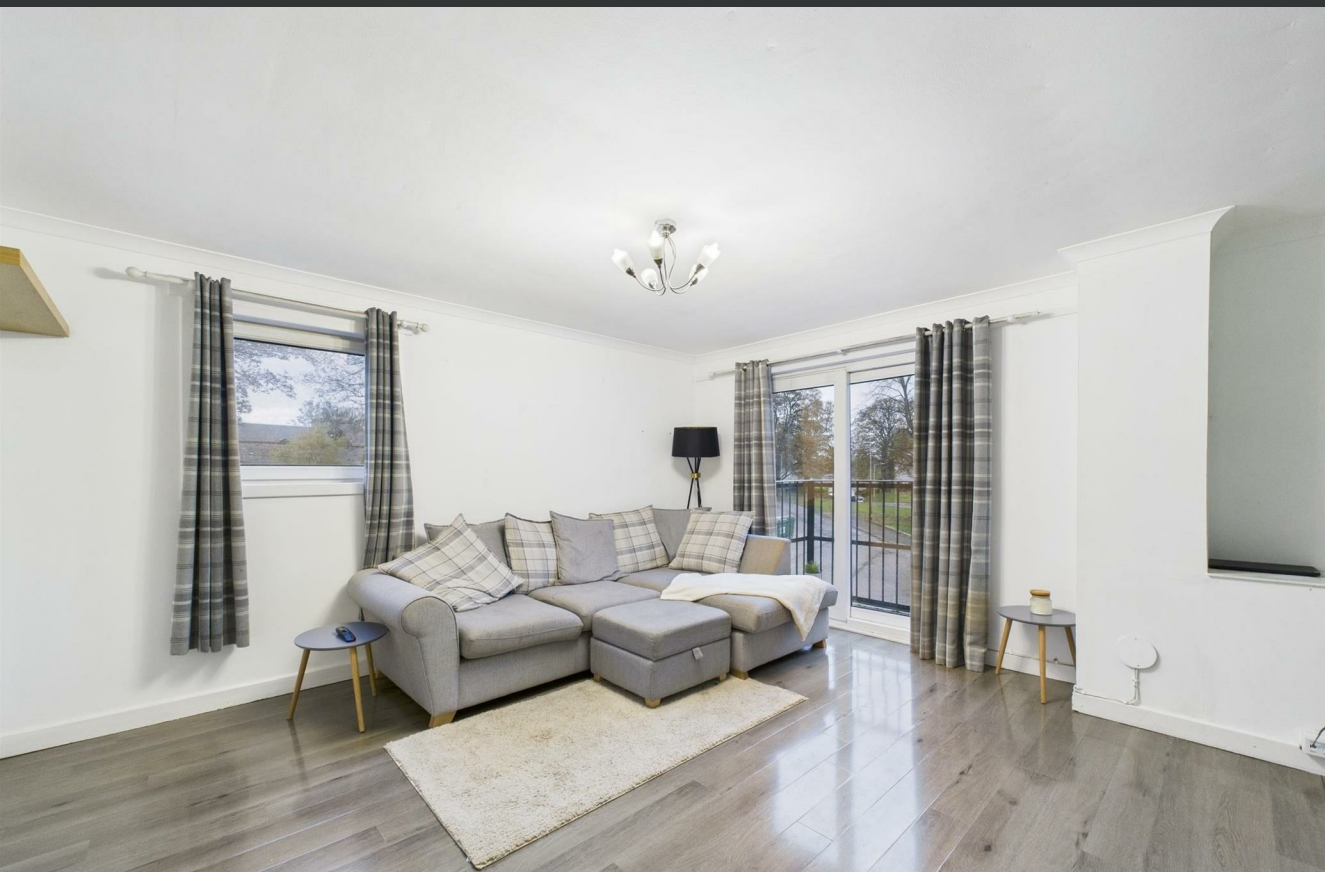
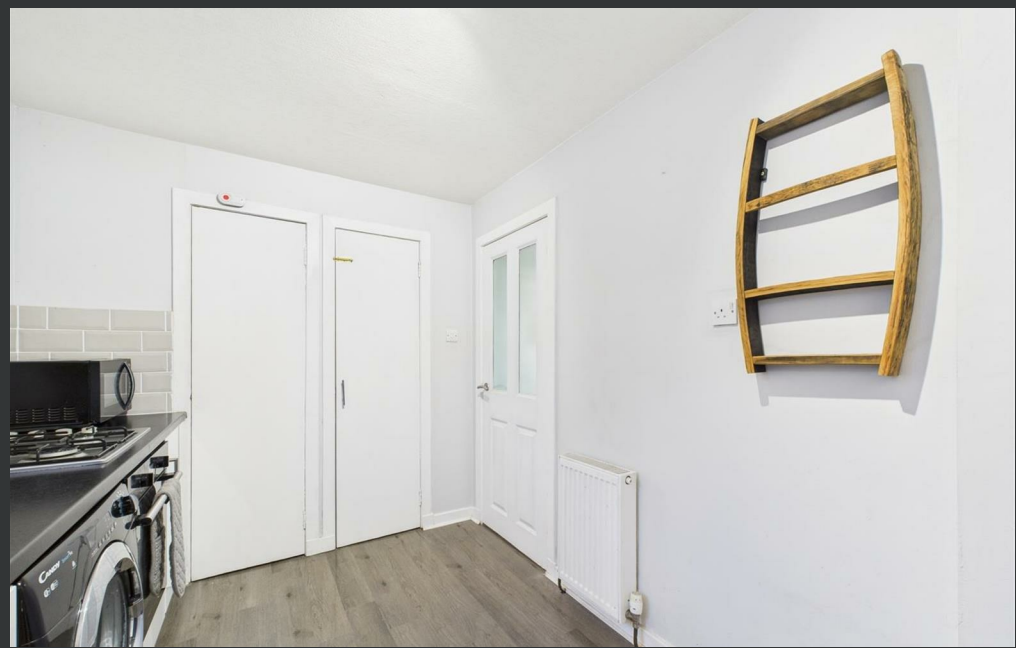
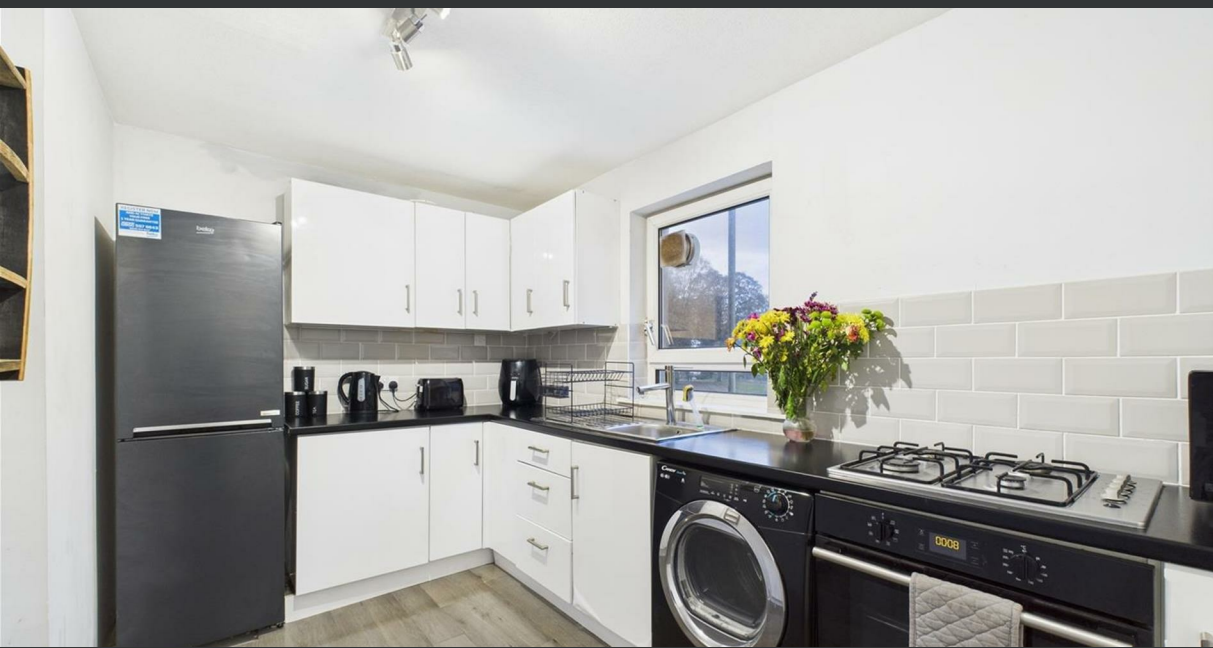




5 Cairns Place, Perth, PH1 2PL
Offers over £92,500





5 Cairns Place Perth, PH1 2PL

- Attractive two-bed maisonette over two levels
- Modern fitted kitchen with ample workspace
- Two generous double bedrooms
- Residents' parking
- Excellent first-time buy or investment opportunity
- Spacious and bright living room
- Stylish bathroom with quality finish
- Gas central heating & double glazing
- Move-in ready condition
- Close to amenities, Perth College & commuter routes

5 Cairns Place is a well-presented two-bedroom maisonette offering modernised accommodation across two floors in a convenient and well-connected area of Perth. The property has been tastefully upgraded, making it move-in ready for first-time buyers, couples, downsizers, or buy-to-let investors.

The bright and spacious living room enjoys a pleasant outlook and provides ample room for both lounge and dining furniture. The kitchen features stylish high-gloss cabinetry, tiled splashback and generous worktop space, ideal for everyday cooking. Upstairs, there are two well-proportioned double bedrooms, each with space for storage. Completing the accommodation is a contemporary bathroom fitted with a modern white suite and sleek wall panelling. Externally, the property benefits from residents' parking to the rear, while the development is bordered by mature trees and greenery offering a peaceful setting. Further features include gas central heating and double glazing throughout. Situated close to local shops, schools and transport links, this attractive home is perfectly placed for accessing Perth city centre, major routes, and nearby amenities. Viewing is highly recommended to appreciate the accommodation on offer and the quality of finish throughout.

Offers over £92,500



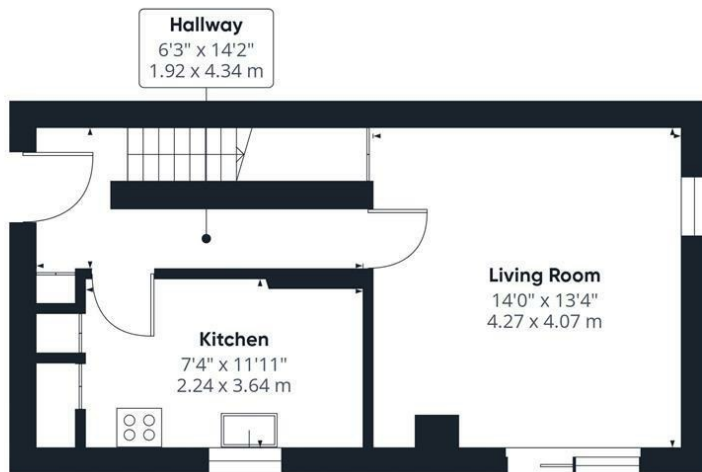


Location

Cairns Place is located in a popular residential area to the north of Perth city centre, benefiting from superb access to local amenities. Perth College UHI, supermarkets, cafés and leisure facilities are all within easy reach, as are primary and secondary schools. Excellent transport connections, including nearby bus stops and swift access to the A9 and A85, make the area ideal for commuters travelling across Perthshire and further afield to Dundee, Stirling, Edinburgh or Glasgow. Attractive green spaces, woodland walks and North Inch parkland enhance the outdoor lifestyle on offer. This well-established neighbourhood continues to appeal to students, young professionals and families alike.







Ground floor



Floor 1



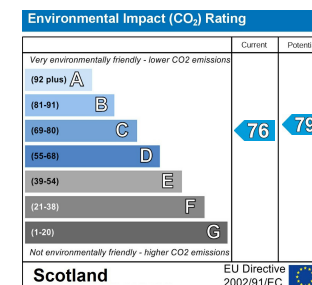
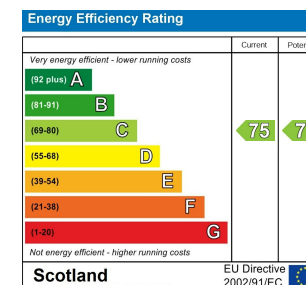
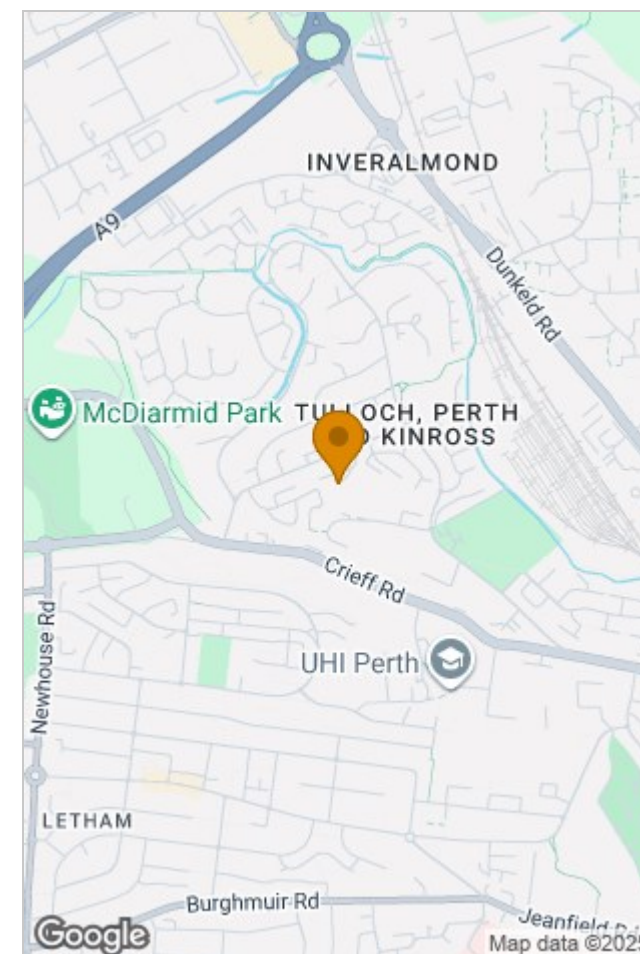
Approximate total area⁽¹⁾
706 ft²
65.6 m²

(1) Excluding balconies and terraces.

Reduced headroom
..... Below 5 ft/1.5 m

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.

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