



2 Cairns Place, Perth, PH1 2PL
Offers over £75,000

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- Attractive ground floor flat
- Modern fitted kitchen
- Contemporary bathroom with shower
- Gas central heating
- Double glazing
- Bright and spacious living room
- Generous double bedroom
- Neutral décor throughout
- Residents' parking available
- Popular Perth location

This very well-presented ground floor flat is situated within a popular residential area of Perth and offers comfortable, modern living with well-proportioned accommodation throughout. This lovely property is ideal for first-time buyers, downsizers, or buy-to-let investors seeking a low-maintenance home.

The accommodation begins with a welcoming entrance hallway providing access to all rooms. The bright and spacious living room enjoys excellent natural light and offers ample space for both lounge and dining furniture, making it a comfortable setting for everyday living or entertaining. The adjacent kitchen is fitted with a range of wall and base units, complemented by generous worktop space. The bedroom is a well-sized double room with space for freestanding furniture and benefits from a calm, neutral décor. The bathroom is modern and stylish, fitted with a white three-piece suite including a shower over the bath, finished with attractive wall tiling and contemporary fittings. Externally, the property benefits from communal grounds and residents' parking. The building itself is set within green surroundings, offering a pleasant outlook while remaining conveniently located for local amenities. This appealing flat represents an excellent opportunity for a variety of buyers, combining modern interiors, a convenient layout, and a popular location close to Perth city centre and transport links.





Location

Cairns Place is situated within a well-established residential area of Perth, offering easy access to a wide range of local amenities. Nearby shops, supermarkets, and leisure facilities cater for everyday needs, while Perth city centre is within convenient reach for further shopping, dining, and cultural attractions. The area is well served by public transport links, with regular bus routes and nearby road connections providing straightforward access throughout the city and beyond. Green spaces and riverside walks are also close by, making this a practical and pleasant location for a variety of lifestyles.



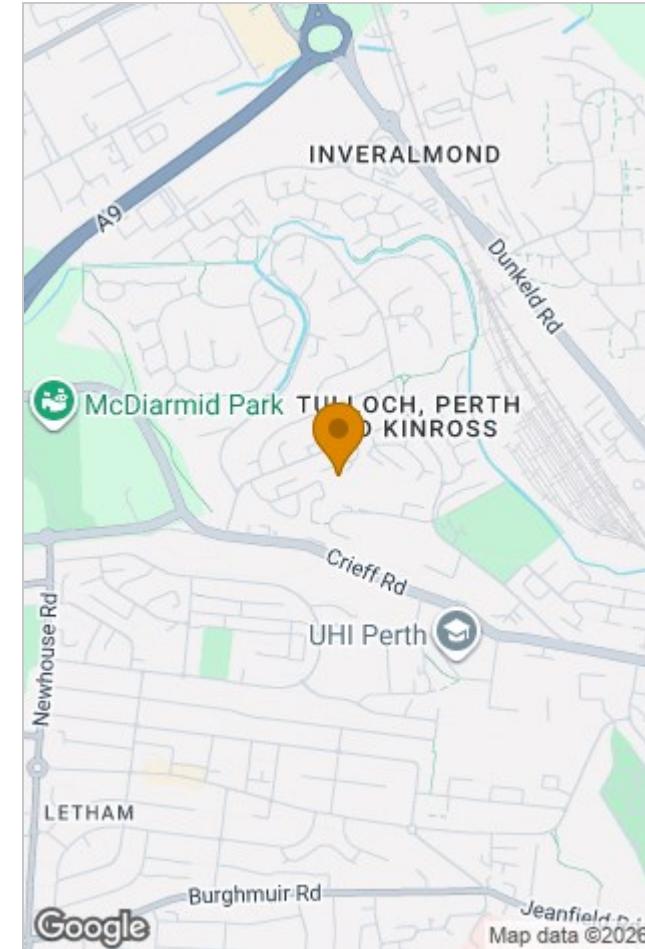


Approximate total area⁽¹⁾
481 ft²
44.8 m²

(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.

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
		Current			Current
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D		64	(55-68) D		68
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
Scotland			Scotland		
EU Directive 2002/91/EC			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.

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