

Simple Approach



**9A Queen Street, Perth
PH2 0EQ**

Offers over £164,950

This well-presented three-bedroom maisonette flat is situated in the popular residential area of Craigie, Perth, offering a fantastic opportunity for first-time buyers, families, or investors. Spread across two levels, this charming property offers spacious accommodation with a flexible layout to suit modern living. The ground floor features a generously sized bedroom, a bright and airy lounge, a modern kitchen that offers ample storage and plenty space for dining. Upstairs, you will find two additional well-sized bedrooms. The master bathroom is located on the ground floor, completing the accommodation. Practical attributes include gas central heating and double glazing. Externally the flat benefit from a private rear garden to the right hand side and communal drying greens. There is also on-street parking available for residents. Located close to local shops, schools, and public transport links, this property offers easy access to Perth city centre and surrounding areas. This three-bedroom maisonette flat in Craigie is an excellent opportunity for those seeking a spacious, well-located property.

Lounge

11'10" x 11'9" (3.62 x 3.59)

3'7" x 10'8" (1.11 x 3.26)

Kitchen

11'2" x 12'7" (3.42 x 3.86)

Bedroom Two (Downstairs)

7'7" x 11'8" (2.33 x 3.58)

Bedroom One (Upstairs)

11'3" x 12'10" (3.45 x 3.92)

Bedroom Three (Upstairs)

7'3" x 12'8" (2.22 x 3.87)

Bathroom

6'7" x 7'3" (2.03 x 2.23)

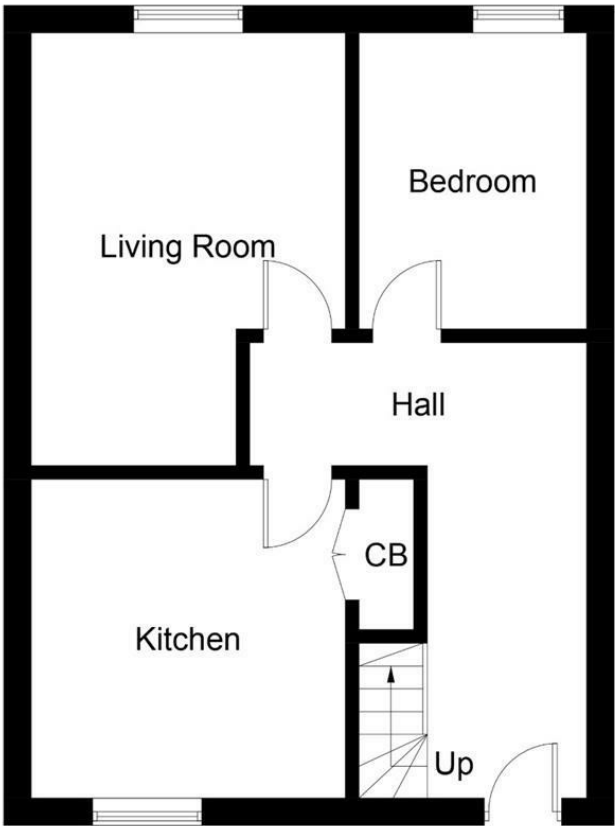
Utility Room



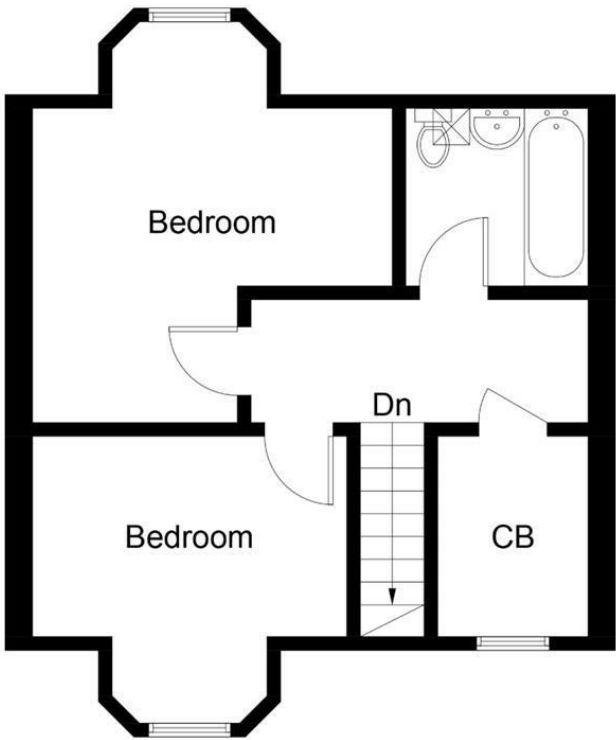


- Maisonette Flat
- Highly sought after location
- Three bedrooms, including one on the ground floor, offering flexibility
- Gas central heating & double glazing
- Bright living room with plenty of natural light
- On street parking to the front



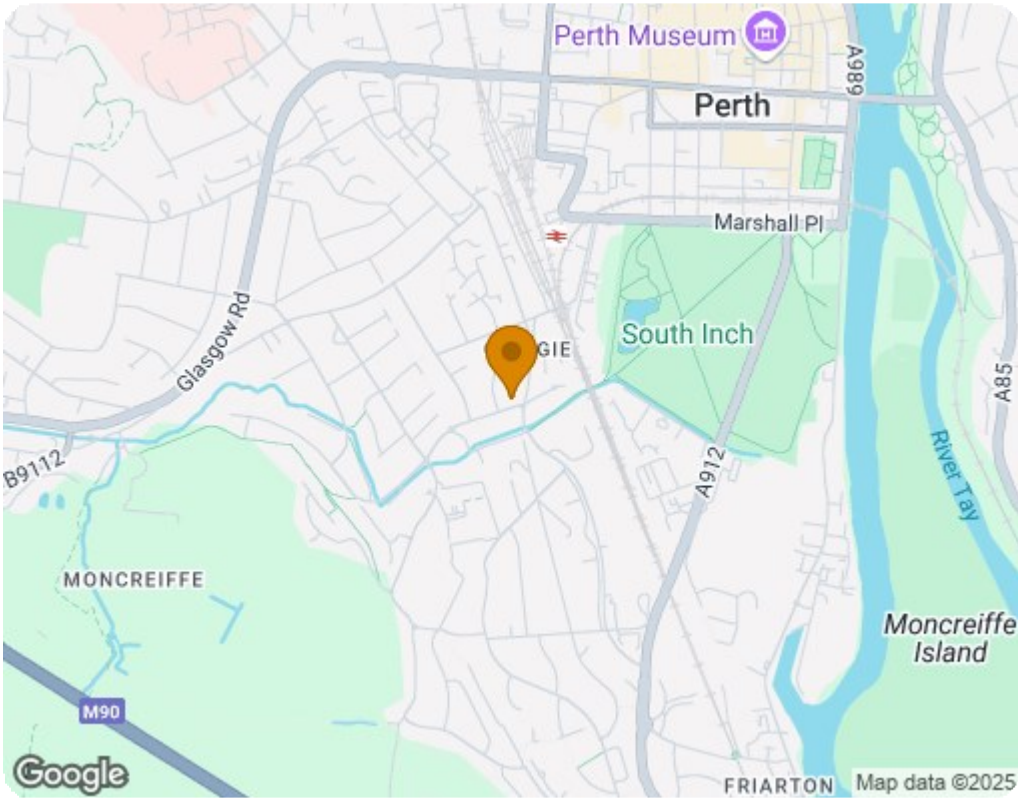



First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1158499)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			

	Current	Potential	
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A		78	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
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