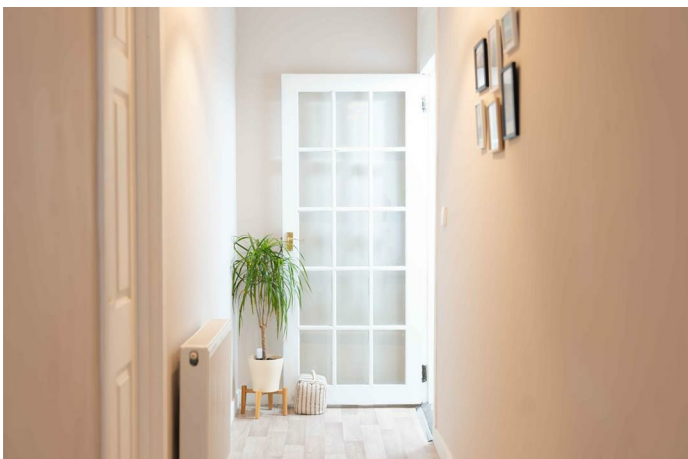


Simple Approach



**137 Dunkeld Road, Perth
PH1 5BS**

Offers over £123,950

Located on the well-connected Dunkeld Road in Perth, this beautifully renovated three-bedroom first floor flat offers a perfect blend of modern style and practicality. The property has been recently upgraded to a high standard, featuring fresh décor, and contemporary fittings throughout. Upon entering, you are welcomed into a bright and spacious living area, perfect for relaxation or entertaining. The newly fitted kitchen boasts sleek cabinetry, ample storage, and integrated appliances, making it both stylish and functional. The property further enjoys three, well-proportioned bedrooms providing comfortable living spaces, ideal for families or professionals. The modern family bathroom is finished to a high specification, offering a clean and elegant design.

A standout feature of this home is the generous attic space, which provides excellent additional storage. The property benefits from gas central heating and double glazing, ensuring energy efficiency and comfort throughout the year. Situated in a prime location, this home enjoys excellent transport links, with easy access to major road networks and public transport options. Local amenities, shops, schools, and parks are all within close reach, making it a convenient choice for a variety of buyers. This move-in-ready home is a fantastic opportunity for those seeking modern living in a well-connected area. Early viewing is highly recommended to appreciate the overall space and fantastic home on offer here at Dunkeld Road, Perth.

Lounge

11'0" x 16'1" (3.37 x 4.91)

Kitchen

9'1" x 10'5" (2.77 x 3.20)

Bedroom One

12'6" x 9'2" (3.83 x 2.81)

Bedroom Two

13'0" x 11'1" (3.97 x 3.38)

Bedroom Three

13'1" x 9'0" (4.00 x 2.75)

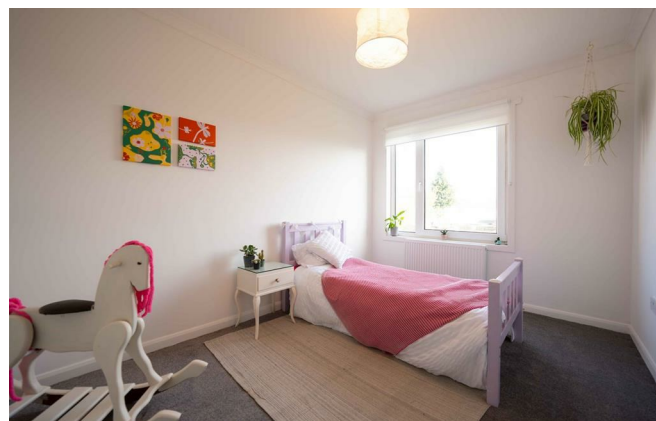
Family Bathroom

9'2" x 5'11" (2.80 x 1.81)





- Newly Renovated Throughout
- Bright & Airy Lounge
- Private Rear Garden
- Private, Main Door, First Floor Flat
- Excellent Transport Links
- Highly Sought After Location
- Three Bedrooms
- Gas Central Heating & Double Glazing (10 Year Warranty On Heating System)
- Ideal For First Time Buyers Or Families



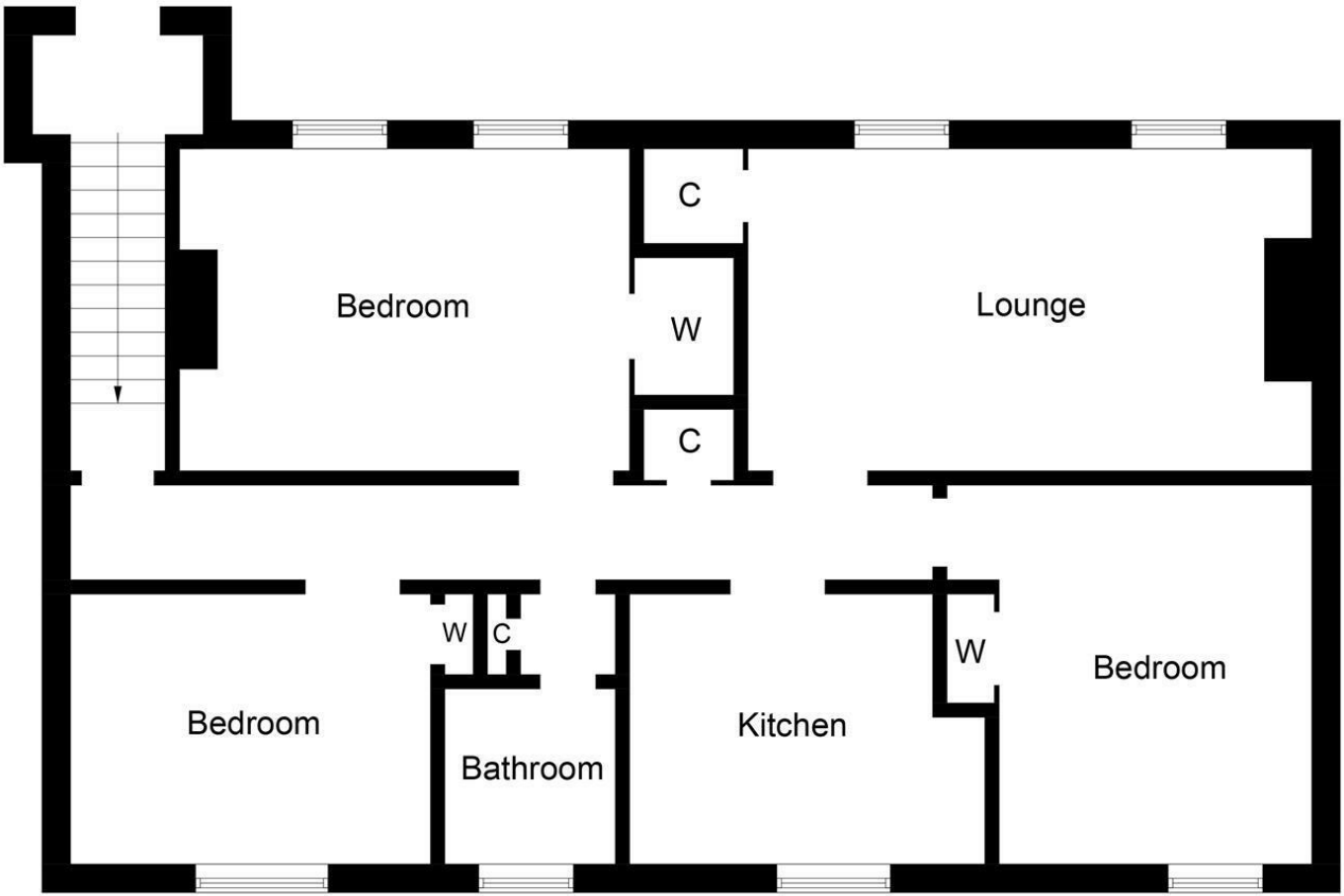
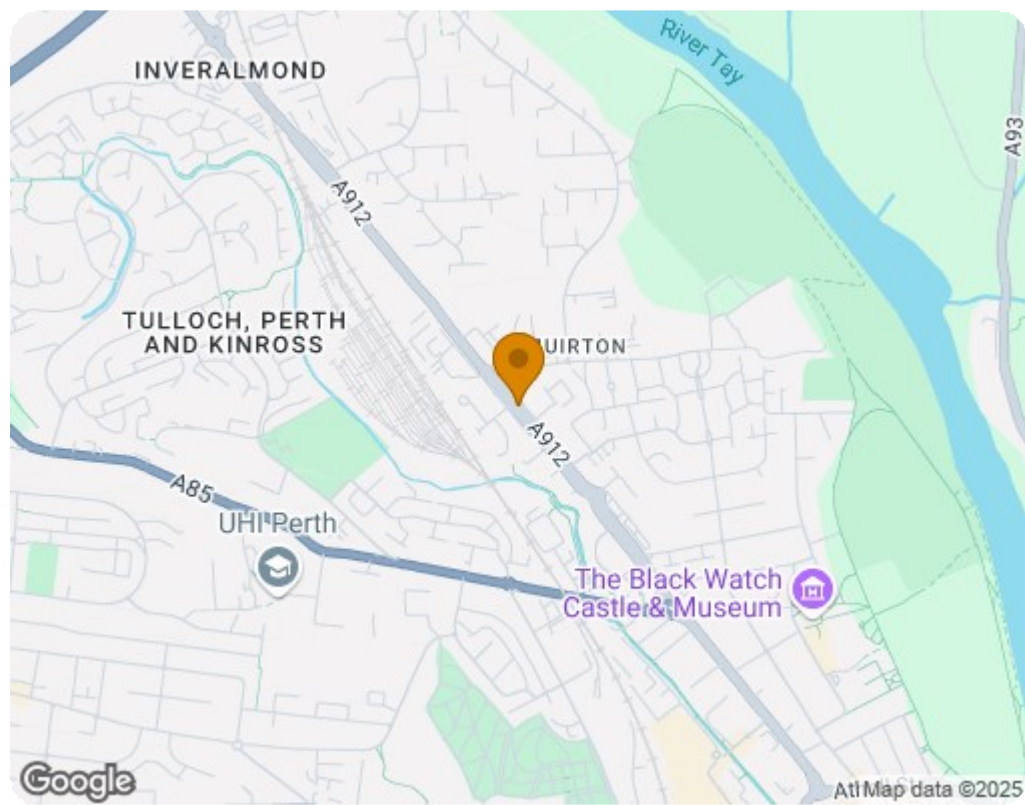


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1175159)



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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
Scotland		EU Directive 2002/91/EC