

Simple Approach



Estate Agents



4 Priory Place, Perth
Perthshire PH2 0DT

Offers over £124,950

Situated in a desirable and well-established area of Perth, this beautifully presented main door, two-bedroom ground-floor flat offers a fantastic opportunity for first-time buyers, downsizers, or investors. Boasting stylish interior this home is move-in ready and provides both comfort and convenience. Upon entering, you are welcomed by a bright and airy lounge, offering a spacious yet cosy atmosphere, a good sized kitchen, two generous bedrooms and a fresh white shower room. The property benefits from gas central heating, double glazing for added comfort and efficiency and a private parking spot.

Located within easy reach of local shops, cafes, and amenities, this fantastic home also offers excellent transport links, making it ideal for commuters. With its combination of modern living, excellent location, and low-maintenance appeal, this ground-floor flat on Priory Place is a must-see.

Lounge

12'11" x 13'9" (3.96 x 4.21)

Kitchen

6'8" x 3'9" (2.05 x 1.16)

Bedroom One

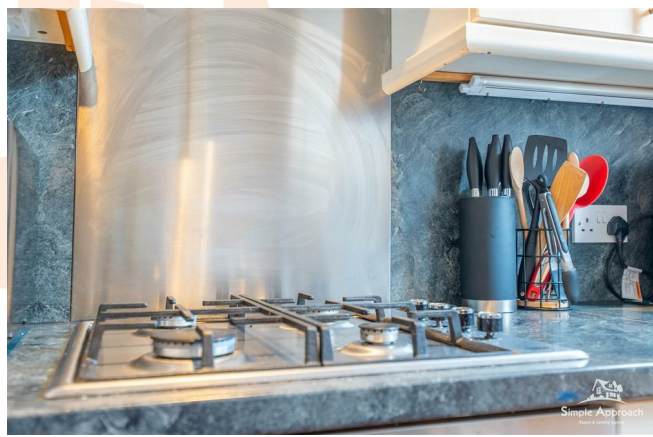
12'7" x 12'0" (3.86 x 3.66)

Shower Room

6'5" x 5'6" (1.97 x 1.69)

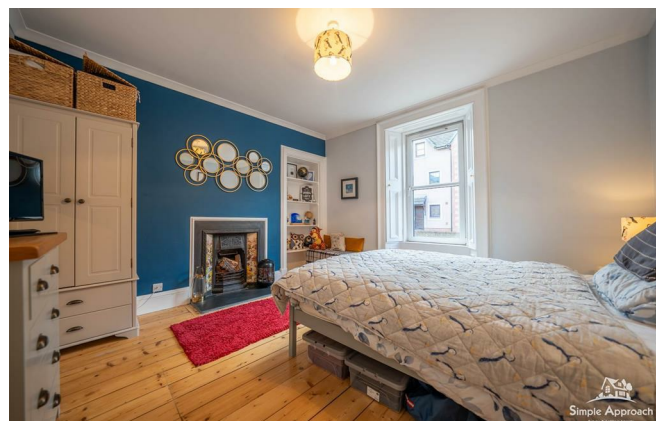
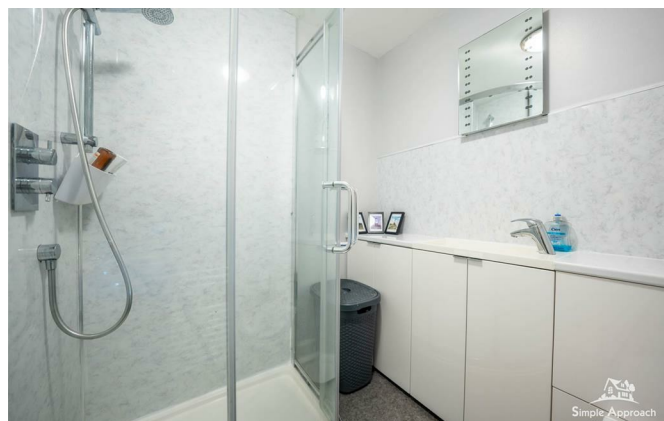
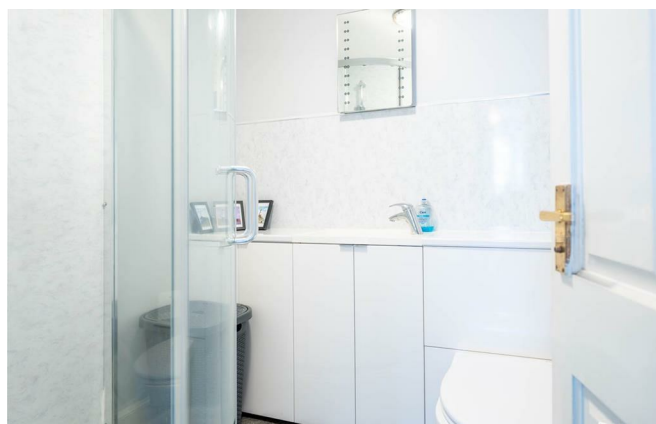
Bedroom Two

7'8" x 12'0" (2.35 x 3.68)





- Main Door, Ground Floor Flat With Private Parking
- Gas Central Heating & Double Glazing
- Located Within 5 Minutes To The Train And Bus Station
- Very Well Presented
- Highly Sought After Location
- Two Generous Bedrooms
- Spacious Accommodation Throughout



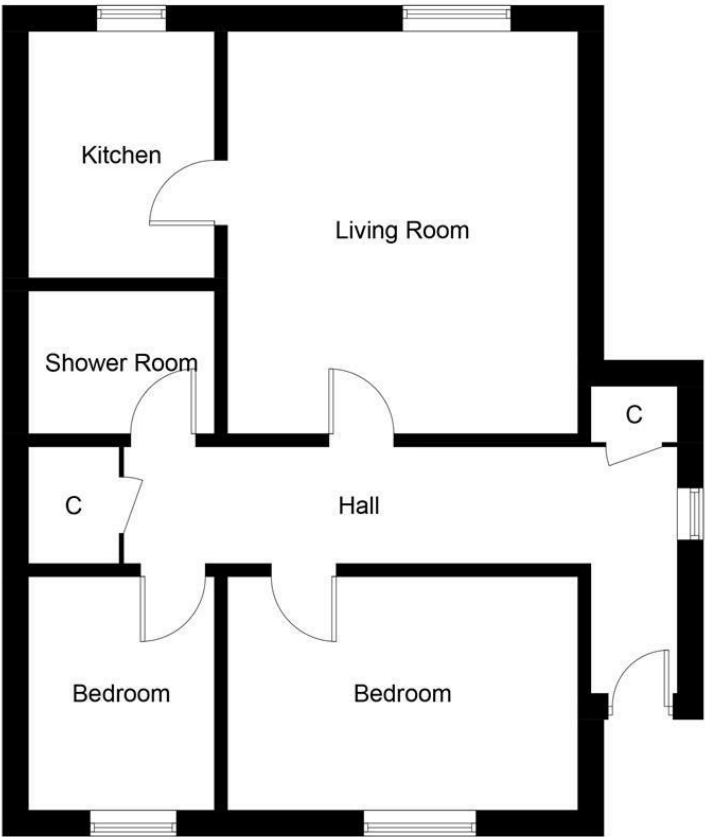
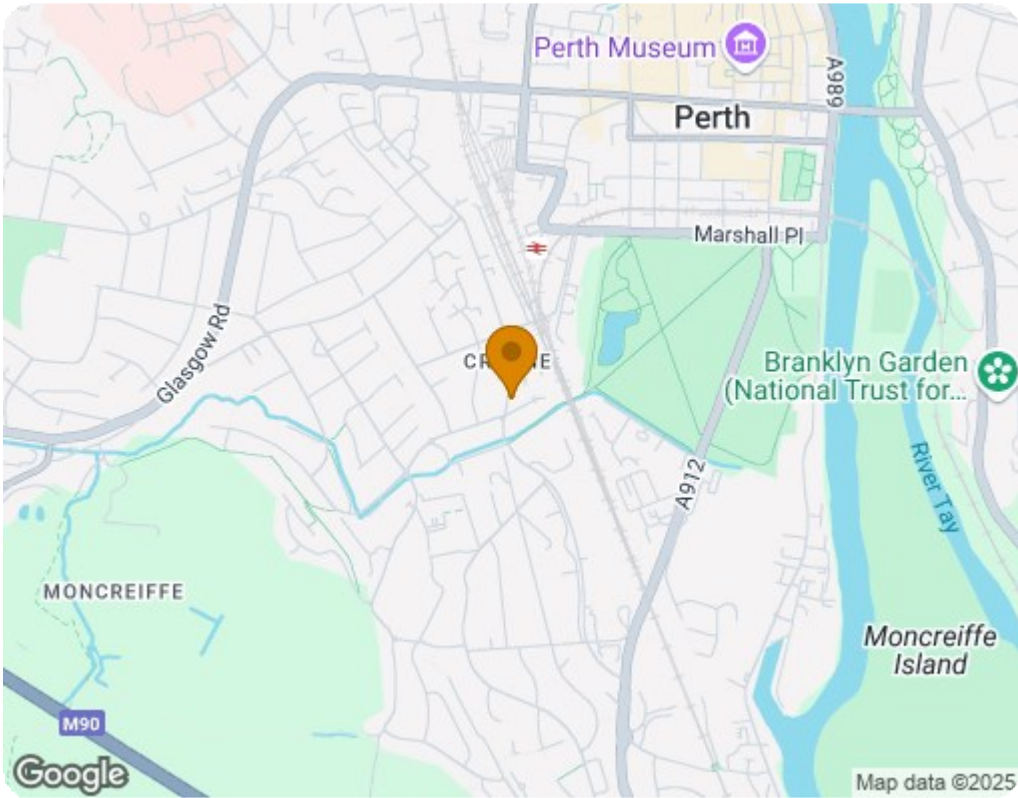


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1179954)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C	69	
(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
(81-91) B		
(69-80) C	68	
(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		