

Simple Approach



13 Gray Street, Perth
PH2 0JH

Offers over £139,950

This well-presented upper floor flat on Gray Street, Perth, offers bright and comfortable accommodation, ideal for a range of buyers including first-time purchasers, downsizers, or investors.

The property features a bright and spacious front-facing lounge, providing a welcoming living space filled with natural light. The kitchen is of good size and offers ample storage and workspace, perfect for everyday cooking and dining. There are two well-proportioned bedrooms, both offering flexibility for use as sleeping accommodation, a home office, or guest space, along with a bathroom fitted with a white suite.

The property benefits from gas central heating and double glazing throughout, ensuring year-round comfort and efficiency. Externally, there is a communal drying green and a private section of garden to the rear, ideal for outdoor seating or gardening. On-street parking is available to the front of the property.

Located within easy reach of Perth city centre, local amenities, schools, and transport links, this flat offers a great combination of convenience, space, and value.

Lounge

12'4" x 11'10" (3.77 x 3.62)

Kitchen

11'10" x 12'9" (3.63 x 3.90)

Bedroom One

9'2" x 11'9" (2.80 x 3.60)

Bedroom Two

9'10" x 6'9" (3.00 x 2.07)

Bathroom

7'10" x 4'0" (2.40 x 1.24)





- Upper floor flat
- Two bedrooms
- Communal drying green & private rear garden space
- Bright front-facing lounge
- Convenient location close to local amenities and transport links
- Contact our mortgage team to discuss your options!
- Good-sized fitted kitchen
- On-street parking



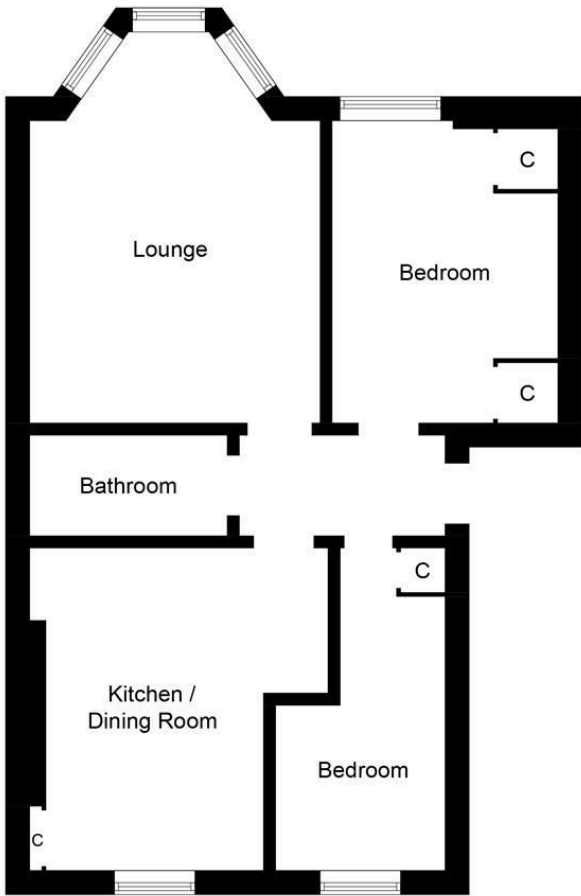
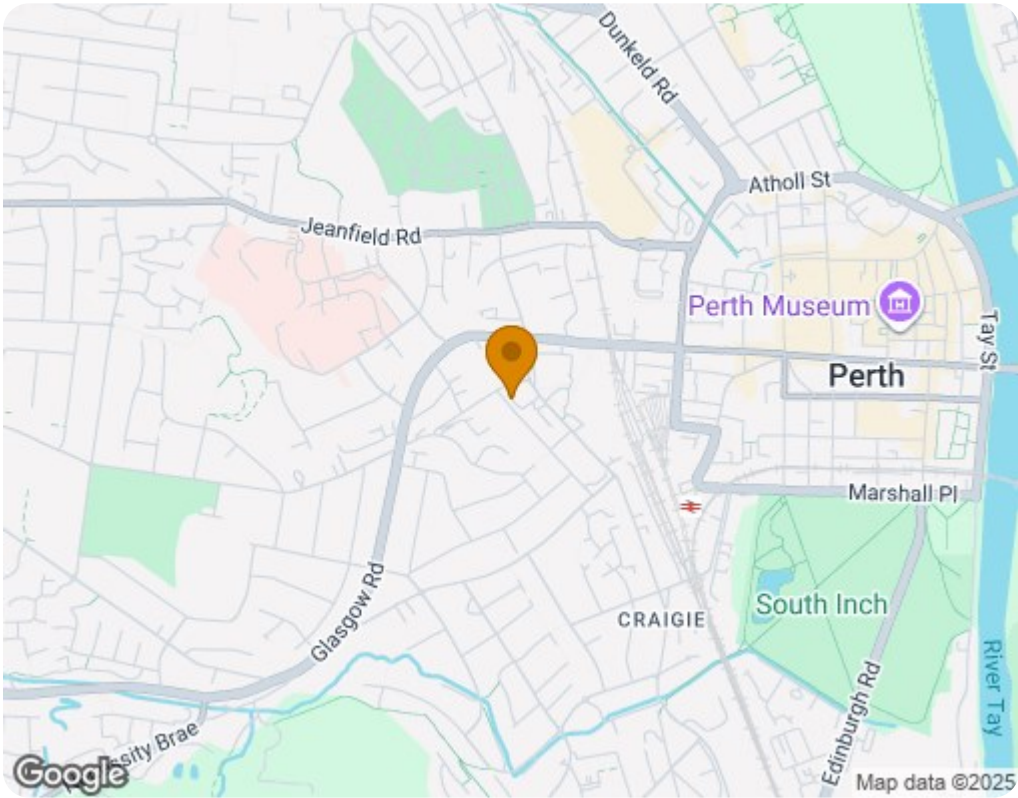


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1255989)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	66	
(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	70	80
(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		