

48 Gillespie Place

Perth, PH1 2QX



Offers Over £125,000



A closing date has now been set for this property. Offers should be submitted formally via a Scottish solicitor to [sales@monster-moves.co.uk](mailto:sales@monster-moves.co.uk) by 12 noon on Tuesday 11th June 2024.

This immaculately presented first-floor flat located in a quiet residential Tulloch area of Perth offers a surprising amount of space, both inside and out. Step inside via your own separate entrance, to find an exquisite two-bedroom flat tastefully decorated throughout. Boasting a modern kitchen, with generous sized bedrooms and sitting room the property could appeal to a range of buyers.

The property benefits from gas central heating in addition to a wood burning stove in the sitting room - perfect for cozy nights in.

Unwind in the large, well-maintained garden to the rear of the property featuring a large shed. With off-road parking and a garage, you'll never have to worry about finding a spot for your car.

The close proximity to Tulloch Primary school makes this property a fantastic option for families.

Viewing is highly recommended to appreciate the property, it's garden, and the location.



- A closing date has now been set for 12 noon on Tuesday 11th June 2024.
- Large Garden & Driveway
- Garage & Large Shed
- Gas Central Heating
- Quiet Residential Area
- Excellent Condition Throughout



Thistle House, Main Street, Golspie, KW10 6TG  
 sales@monster-moves.co.uk  
 www.monster-moves.co.uk  
 Sutherland - 01408 525001  
 Inverness - 01463 263063



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## STAIRS & HALL

10'9" x 4'3"

Entrance to the property is at the side of the house from the private driveway. Head up the external stairs to the front door, then up internal stairs to the apartment which is completely on the first floor. All rooms are accessed from the landing.

## SITTING ROOM

13'1" x 13'9"

The sitting room looks over the garden and woods behind the property and features a wood burning stove on a tiled hearth. Wall lights and the fitted carpet are included.

## KITCHEN

11'5" x 9'2"

A modern fitted kitchen with ample wall and floor units featuring an integrated gas oven, a grill and gas hob and a slimline dishwasher. Space for washing machine.

## BATHROOM

5'6" x 5'10"

The bathroom comprises;- white w/c, wash basin in a white vanity unit, a P-shaped shower bath with overhead mains shower, with wet wall panelling throughout the room.

## BEDROOM 1

9'10" x 12'1"

With views to the rear of the property this double bedroom benefits from fitted wardrobes with sliding doors for convenience.

## BEDROOM 2

9'2" x 12'1"

Overlooking the front of the property this double bedroom has a cupboard in one corner of the room and ample space for a standing wardrobe.

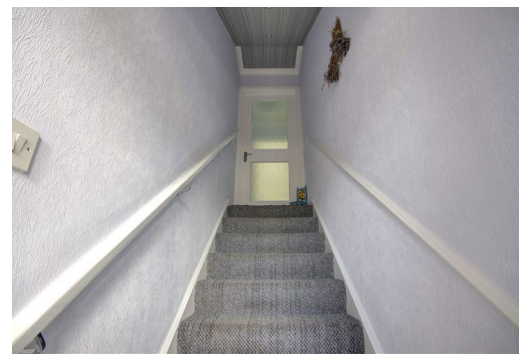
## GARAGE & DRIVEWAY

12'1" x 22'7"

To the side of the property the driveway, with ample space for parking two or more vehicles, leads to the large detached garage which is equipped with power and lighting.

## GARDEN

Beyond the wooden pergola and solid wood gate with decorative iron, lies a winding brick pathway leading to the lovingly landscaped, large garden. Featuring well-maintained areas of lawn, planted borders, raised beds, and wood store, it also boasts a secluded decked-seating area. A gateway at the foot of the garden leads to the neighbouring woods and pathway towards the city centre.



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## SHED

12'5" x 14'5" (23'11" longest)

The large shed sits neatly at the bottom of the garden makes the most of the triangular shaped area, the longest section of the shed sits at 7.3m, providing ample space for projects, DIY, or simply additional storage and is equipped with power and lighting.

## ADDITIONAL INFORMATION

Council Tax Band - A

Gas Central Heating



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## LOCATION

Gillespie Place is a cul-de-sac, located in the quiet, residential, Tulloch area of Perth, situated approximately 1 mile from the city centre. The property sits aside Tulloch Primary School, and benefits from nearby local convenience stores and amenities in addition to the facilities expected of a city location. For the football enthusiast, McDiarmid Park, the home of Perth's professional football club, St Johnstone, is located on Crieff Road at the western edge of Tulloch. A 10 minute stroll leads to footpaths running alongside the River Tay. Public transport is available nearby.

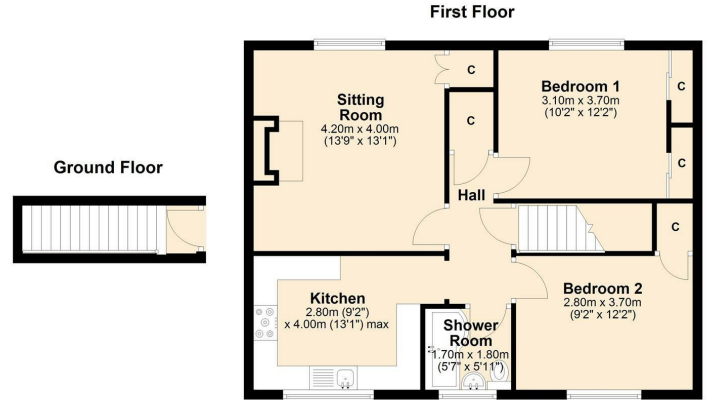
Directions - From the A912 (Dunkeld Road) at the SSE roundabout, take the exit onto Auld Bond Rd (signposted for Holiday Inn Express). Go through 2 roundabouts then turn left to stay on Auld Bond Rd. At the roundabout, take the 1st exit onto Primrose Cres, go through 1 roundabout then turn left onto Gillespie Place.

What 3 Words Location clues/export/ever

## VIRTUAL TOUR LINKS

360 Tour - <https://www.madesnappy.co.uk/tour/1g171gf98a>

Virtual Tour - <https://youtu.be/ovjgCeUTNVs>



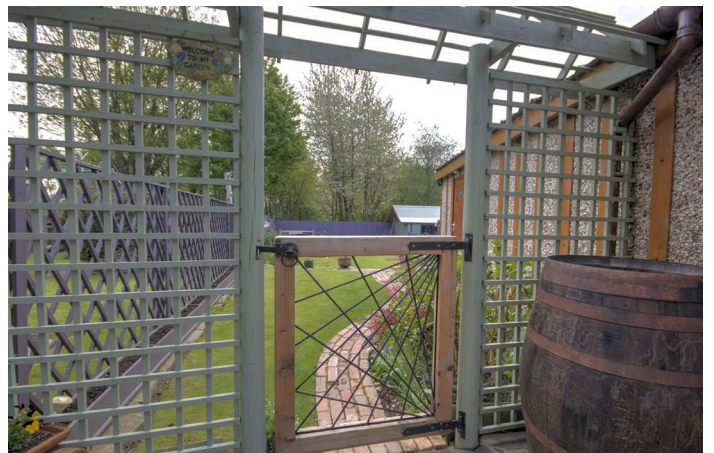
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Plan produced using PlanUp.

48 Gillespie Place, Perth



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		57	62
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
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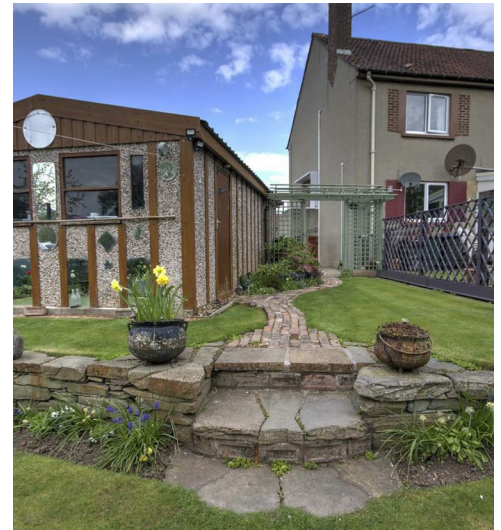


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