



BELVOIR!

The Collection

13 Inchaffray Street, Perth



Offers in excess of £50,000

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Key Features

- Large Lounge
- Kitchen
- Double Bedroom
- Bathroom
- EPC Rating C
- Freehold





Welcome to the market this first-floor flat providing well-laid-out accommodation extending to an entrance hallway, a spacious lounge, fitted kitchen, one well proportioned bedroom with storage cupboards, and a bathroom incorporating a WC, wash hand basin and freestanding shower. The kitchen has a range of wall and base storage units and appliances are included in the sale. The property is single glazed and has gas central heating. There is a communal garden area to the rear of the property.

An ideal opportunity for first-time buyers, investors or anyone seeking a home with scope to add value through improvement. The property is generally in good order but would benefit from some upgrading and maintenance works.

The property forms part of an established residential area on the outskirts of Perth city centre, where surrounding properties are predominantly of a similar age and character.

ACCOMMODATION

Welcoming entrance hall giving access to the main living areas.

Lounge

The lounge enjoys a wealth of natural light. The room benefits from carpeted flooring, ample sockets and ample space for freestanding furniture.

Kitchen

The kitchen provides a range of wall and base units. Appliances include fridge, freezer, washing machine and cooker with extractor hood, all included in the sale but are not warranted.

Bedroom

A spacious double bedroom with carpeted flooring and storage cupboards.

Bathroom

Three-Piece suite consisting of freestanding shower, wc and wash hand basin.

EXTRAS

All fitted floor coverings, carpets, curtains and white goods as specified are included in the sale.

PARKING

There is ample on street parking





The Location

The property forms part of an established residential area on the outskirts of Perth city centre, where surrounding properties are predominantly of a similar age and character. The location benefits from convenient access to a wide range of amenities, including local shops, supermarkets, schools, healthcare facilities, and recreational opportunities. Perth city centre is situated within easy reach and offers an extensive selection of retail, leisure, and dining facilities together with excellent transport connections to the wider region. The combination of convenient accommodation and an accessible location makes this an appealing property for owner-occupiers and investors alike.

Viewing

By appointment. Please contact 01738 492940 or email sales.falkirk@belvoir.co.uk

Other

Council Tax: Band A

EPC Rating: C71



13 Inchaffray Street, Perth, PH1 5RU

Total Area: 37.8 m² ... 407 ft²



All measurements are approximate and for display purposes only



