



70 South Methven Street, Perth, PH1 5NX
Offers over £125,000



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- Spacious second floor apartment
- Large open-plan dining kitchen
- Character features throughout
- Gas central heating
- Excellent city centre location
- Two generous double bedrooms
- Bright bay-window living room
- Modern fitted kitchen
- Secure entry system
- Attractive views

Situated in the heart of Perth city centre, this spacious and beautifully presented two-bedroom second floor apartment combines charming period features with stylish contemporary living. Offering generous accommodation throughout, the property is ideally suited to professionals, first-time buyers, or buy-to-let investors seeking a central and convenient location.

The impressive open-plan kitchen and dining area forms the heart of the home, featuring an extensive range of modern fitted units, quality worktops, integrated appliances, and ample space for entertaining and family dining. The bright and elegant living room enjoys a striking bay window allowing natural light to flood the space, alongside attractive period detailing and a feature fireplace creating a warm and welcoming atmosphere. The property further benefits from two spacious double bedrooms, both finished in neutral tones and offering excellent proportions. A generously sized bathroom fitted with a three-piece suite and shower over bath completes the accommodation. Externally, the property enjoys a highly convenient city centre setting with a wide range of shops, cafés, restaurants, leisure facilities, and transport links all within walking distance. Additional benefits include gas central heating, traditional sash and case windows and secure entry system.



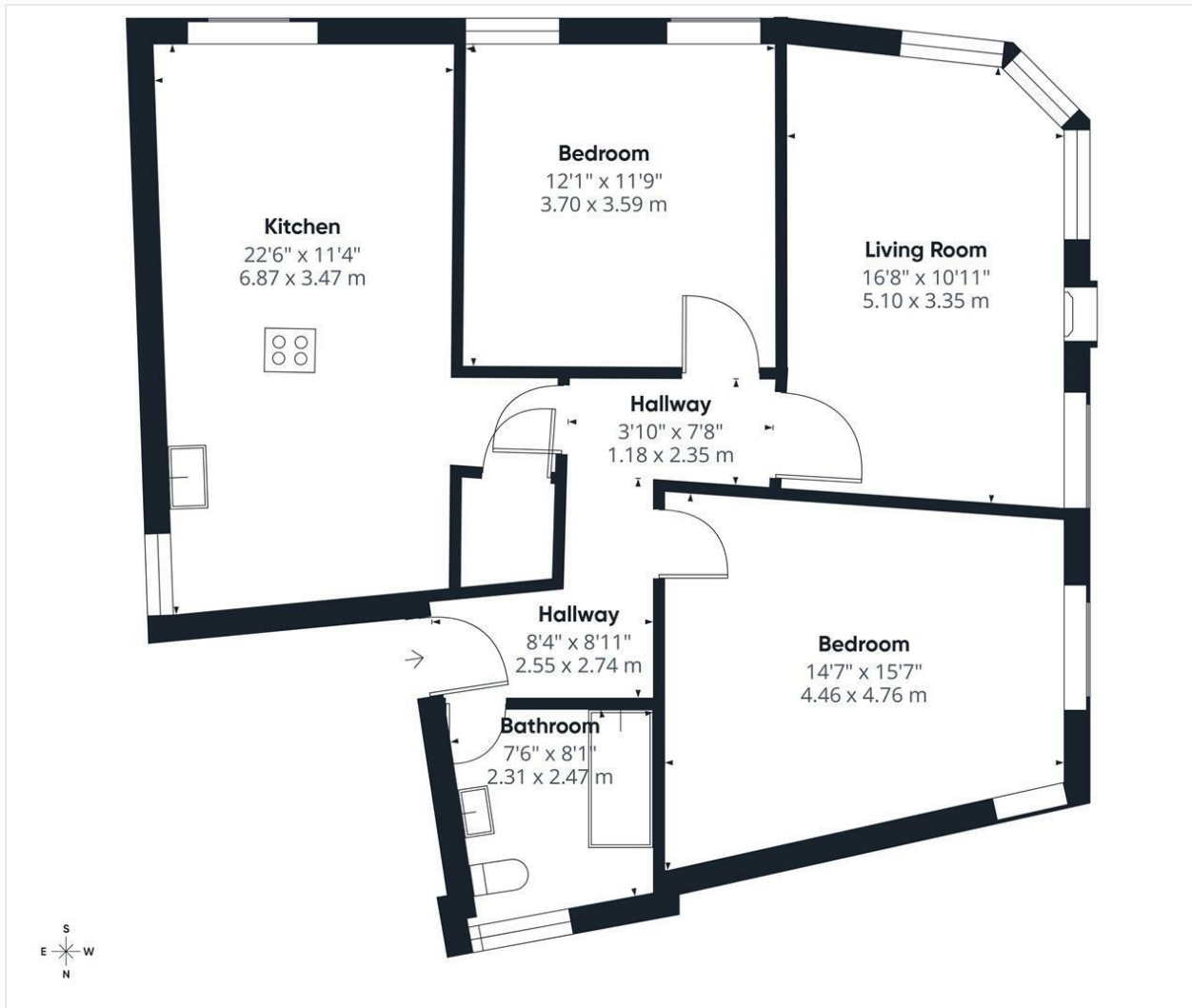


Location

South Methven Street enjoys a prime central location within the heart of Perth, providing immediate access to an excellent selection of shops, cafés, restaurants, supermarkets, and leisure facilities. Perth's vibrant city centre offers a wide range of cultural attractions alongside beautiful walks along the River Tay and nearby green spaces including the North Inch and South Inch parks. The area benefits from excellent transport connections with Perth Railway Station and bus links within walking distance, while the nearby motorway network provides convenient commuting to Dundee, Edinburgh, Glasgow, and Inverness. This highly convenient location is ideal for professionals, first-time buyers, and investors seeking city living with excellent amenities close at hand.





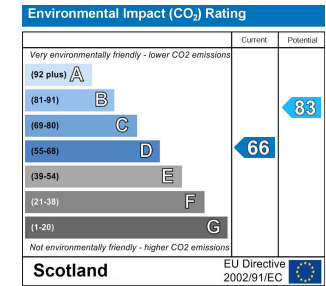
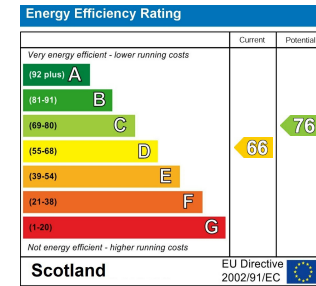
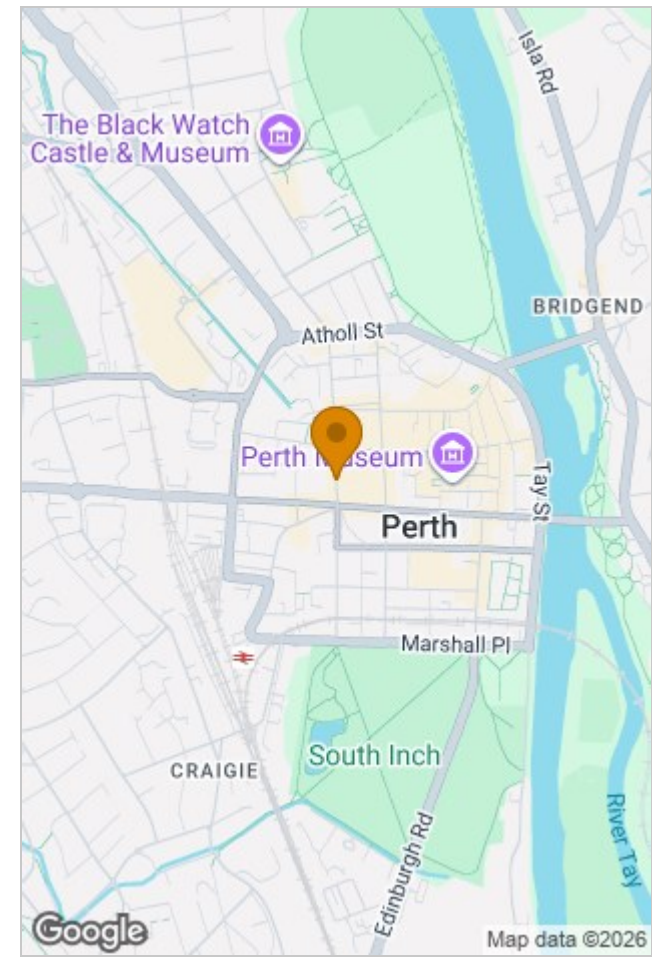


Approximate total area⁽¹⁾
980 ft²
90.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Viewing

Please contact our Perth Office on 01738 260 035 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

