

Simple Approach



**19 Balvaird Place, Perth
PH1 5EA**

Offers over £129,950

This very well presented ground floor flat on Balvaird Place, Perth offers bright, spacious accommodation throughout and will appeal to a wide range of buyers including first-time purchasers, couples, small families and investors. The property is entered via a welcoming hallway which leads to a generous, light-filled lounge - a fantastic space for relaxing or entertaining. The kitchen is both stylish and practical, featuring ample storage and worktop space along with a breakfast bar area providing room for casual dining.

There are two well-proportioned bedrooms, each offering comfortable accommodation with space for freestanding furniture. The bathroom is neatly presented and fitted with a modern suite.

One of the standout features of this property is the private garden grounds to both the front and rear, providing excellent outdoor space rarely found with flats — ideal for enjoying the warmer months or for those with children or pets. Further benefits include gas central heating and double glazing throughout, ensuring comfort and energy efficiency all year round. A fantastic opportunity to secure a spacious and move-in ready home in a popular Perth location.

Lounge

14'3" x 12'9" (4.35 x 3.90)

Kitchen

9'4" x 9'4" (2.87 x 2.86)

Bedroom One

9'3" x 10'8" (2.82 x 3.27)

Bedroom Two

10'8" x 10'4" (3.27 x 3.16)

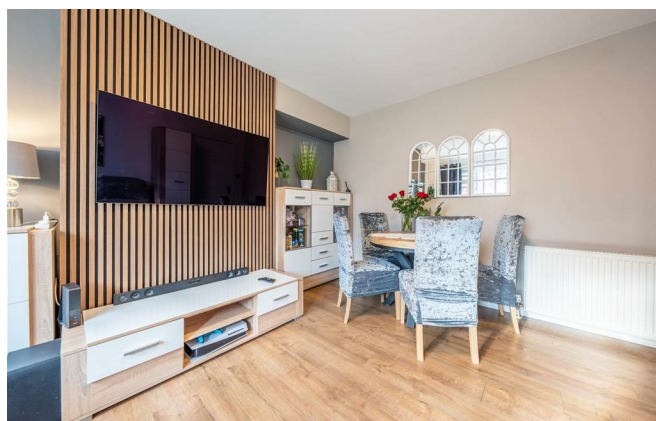
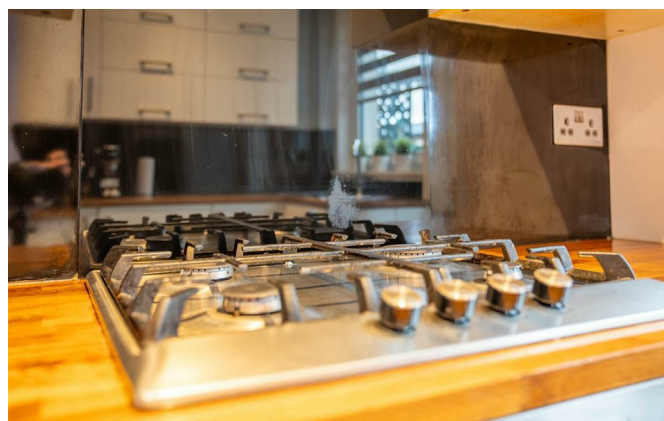
Bathroom

5'9" x 6'9" (1.76 x 2.06)





- Very well presented ground floor flat
- Two generous bedrooms
- Highly sought after location
- Spacious accommodation throughout
- Bright lounge
- Private garden grounds to the front and rear



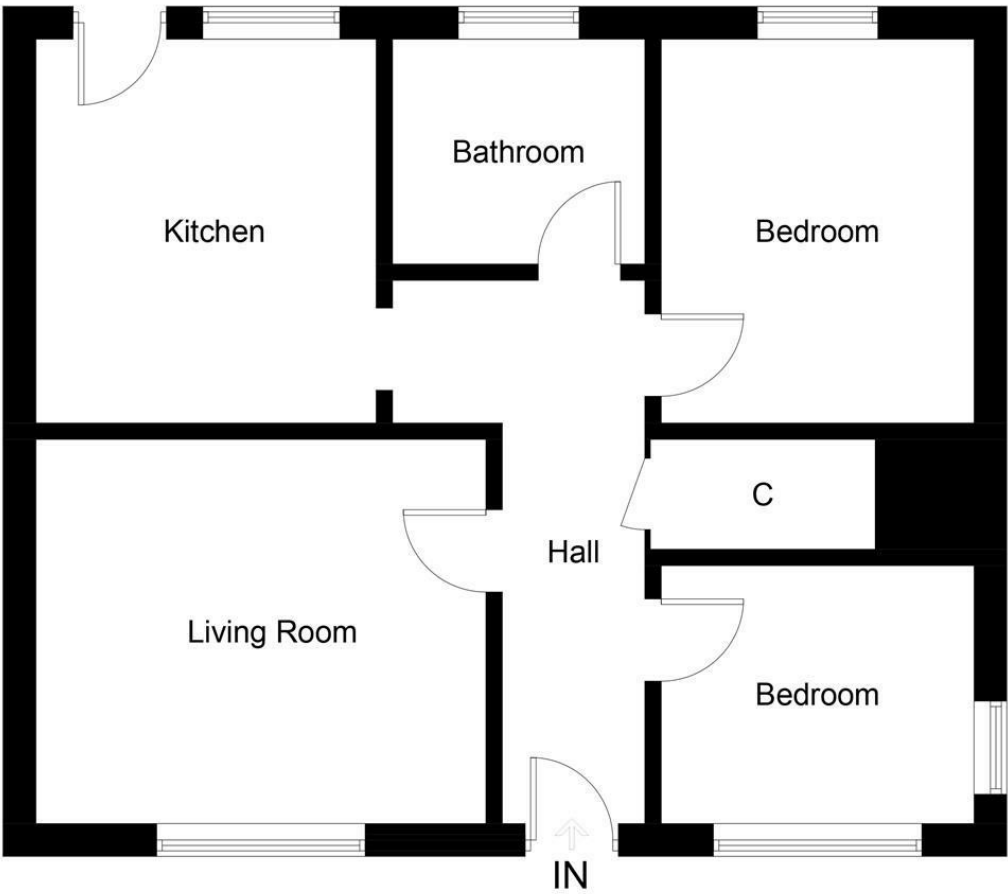
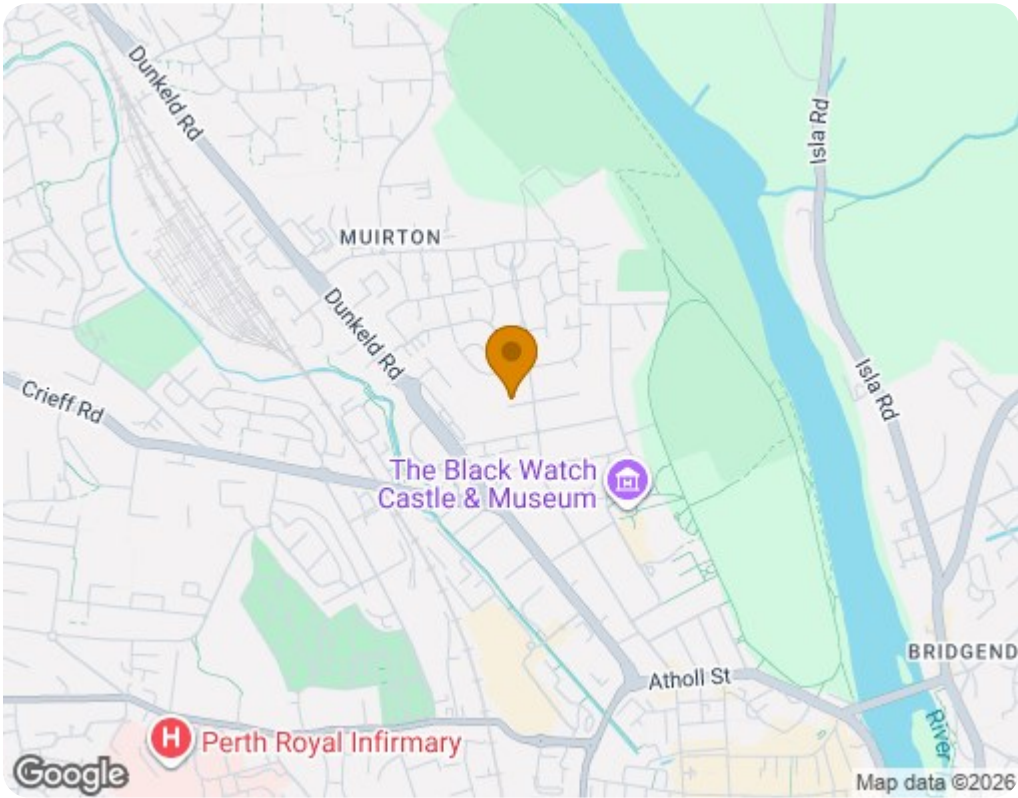


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1276547)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	75
(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		
(81-91) B		
(69-80) C	74	78
(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		