

39 Commercial Street, Perth, PH2 7DT

Offers over £224,000

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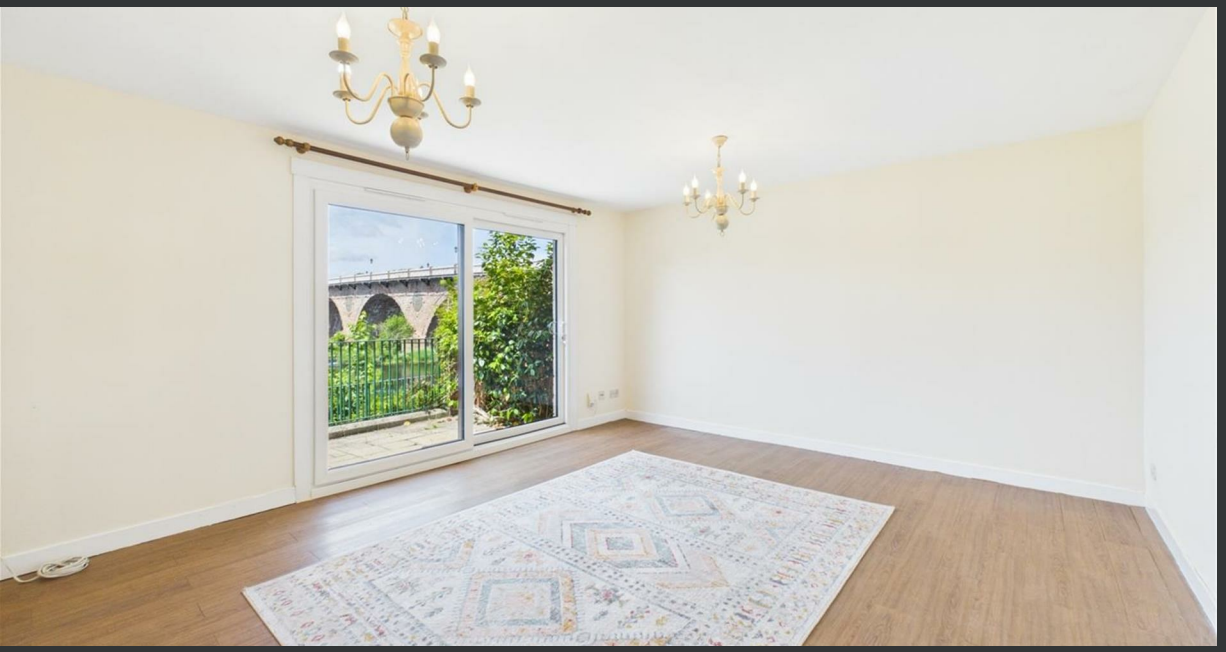








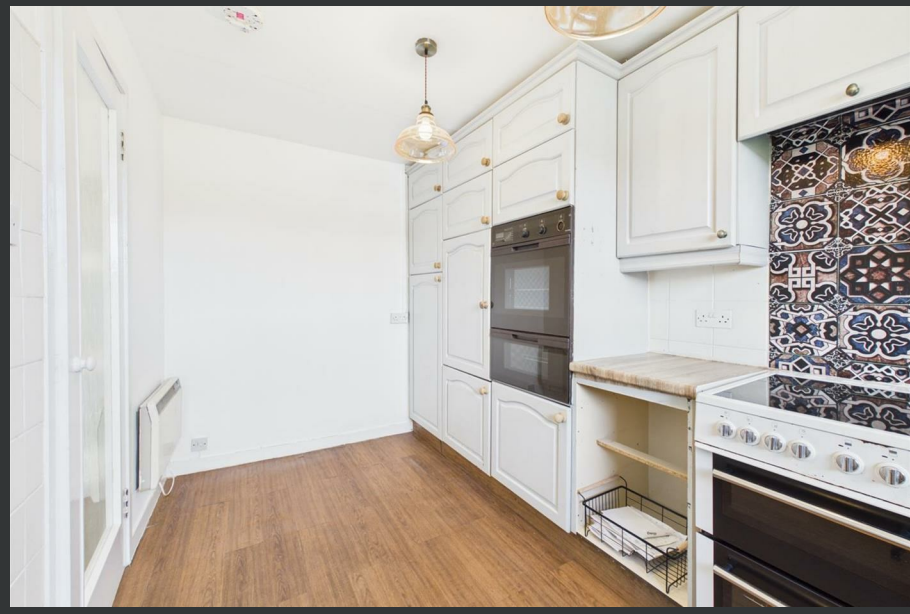
# 39 Commercial Street
# Perth, PH2 7DT

Offers over £224,000

- Stunning riverside views
- Double glazing & electric heating
- Dedicated home office/study
- Privately owned terrace
- Residents parking available
- Spacious accommodation over two levels
- Three bedrooms
- Bright living room with patio doors
- Two bath/shower rooms
- Walking distance to shops, restaurants and transport links

Enjoying an exceptional riverside position in the heart of Perth, this spacious and distinctive three-bedroom home offers stunning views across the River Tay, together with notably generous split-level accommodation

The property provides a flexible layout suited to a wide range of buyers, including professionals, families, downsizers and those seeking a centrally located home with outdoor space. The welcoming entrance hall leads to a bright and spacious living room, where large sliding patio doors frame the impressive river views and provide direct access to a private terrace. This wonderful outdoor space offers the perfect setting for entertaining, dining al fresco or simply enjoying the picturesque surroundings. The fitted kitchen provides ample storage and workspace, while a versatile office/study offers an ideal home-working environment. A ground-floor bedroom and shower room complete the lower level. On the upper floor are two generously sized double bedrooms, both benefiting from attractive elevated outlooks across the city and river. A second bathroom serves this level, enhancing practicality for family living and visiting guests. Externally, the property enjoys a highly sought-after riverside setting with immediate access to scenic walks along the River Tay. The city centre, railway station, restaurants, cafés and leisure facilities are all within easy reach. It is also within the catchment area for Kinnoull Primary School.













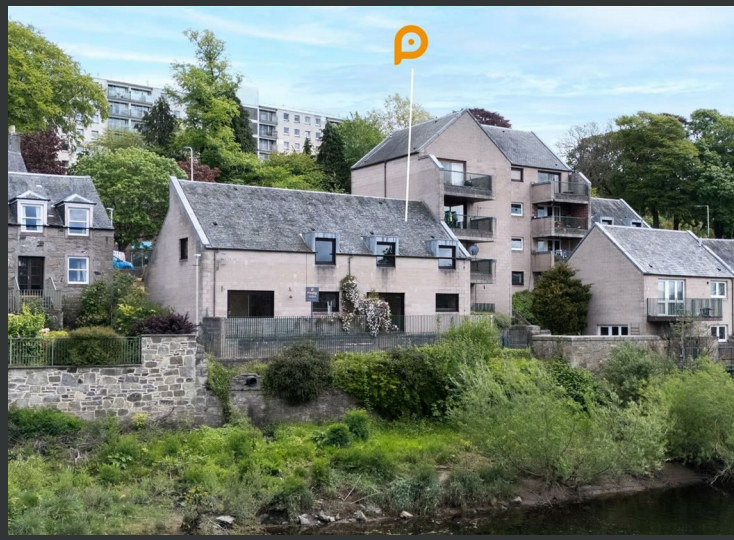
## Location

Commercial Street occupies a prime riverside position within Perth city centre, one of Scotland's most attractive and historic cities. Residents enjoy immediate access to a wide range of amenities including independent shops, supermarkets, cafés, restaurants, leisure facilities and cultural attractions such as Perth Theatre and Perth Concert Hall. The picturesque River Tay and its popular walking routes are on the doorstep, while nearby North and South Inch parks provide extensive green space. Perth Railway Station and excellent road connections, including the A9 and M90, offer convenient commuting to Dundee, Edinburgh, Glasgow, Stirling and Inverness, making this a highly accessible and desirable location.













Possible

**Approximate total area**(1)

941 ft²
87.4 m²

**Balconies and terraces**

164 ft²
15.2 m²

**Reduced headroom**

2 ft²
0.2 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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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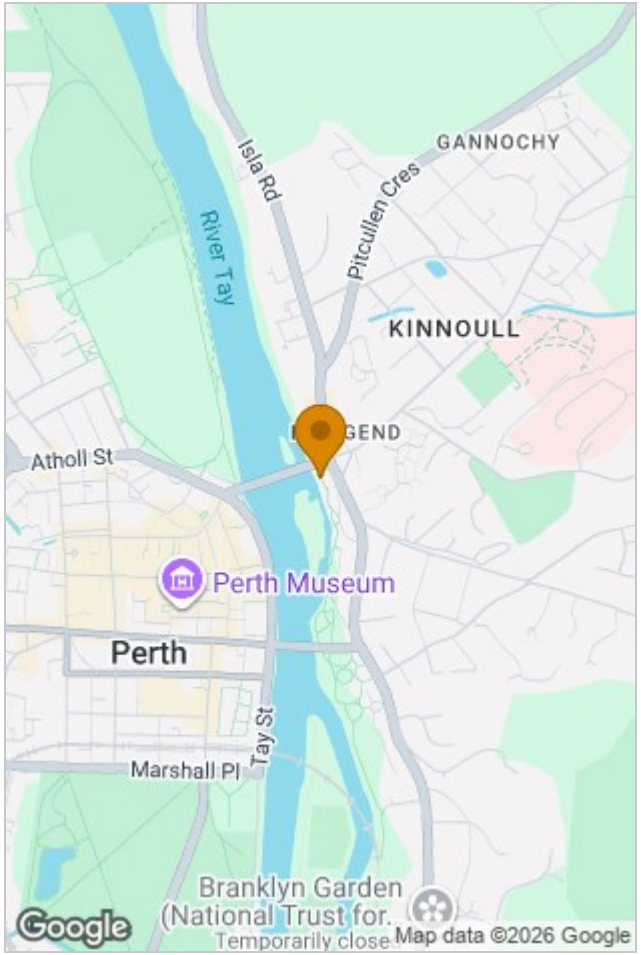


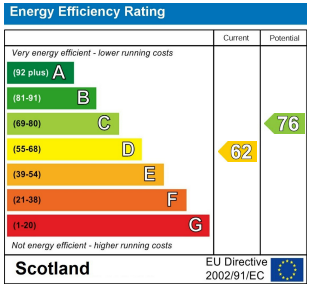


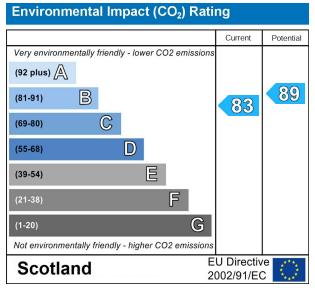


## Viewing

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.

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