



34 Culliven Court, Perth, PH1 2PY  
Offers over £20,000





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- Top floor one-bedroom apartment
- Spacious and bright living room
- Bathroom with electric shower
- Excellent potential for upgrading
- Close to Perth College & major employers
- 25% shared ownership
- Well-proportioned kitchen with storage
- Gas central heating & double glazing
- Well-maintained communal close
- Plentiful parking nearby

25% shared ownership - 34 Culliven Court offers a fantastic opportunity for buyers looking to put their own stamp on a spacious top floor apartment in a convenient Perth location. With well-proportioned rooms throughout, this property provides an excellent layout ideal for a first-time buyer, couples or someone looking to downsize.

The bright living room benefits from large windows allowing plentiful natural light and providing pleasant views across the communal green space. The kitchen provides ample storage and workspace with the potential for modernisation to meet contemporary needs. A generous double bedroom and a bathroom with electric shower complete the accommodation. Externally, the development enjoys well-maintained shared grounds and plentiful on-street parking for residents and visitors. The property also benefits from gas central heating and double glazing. With an affordable price point and bags of potential, 34 Culliven Court represents a superb opportunity to create a stylish and comfortable home or a strong rental investment in a popular residential area close to Perth College and local employers.



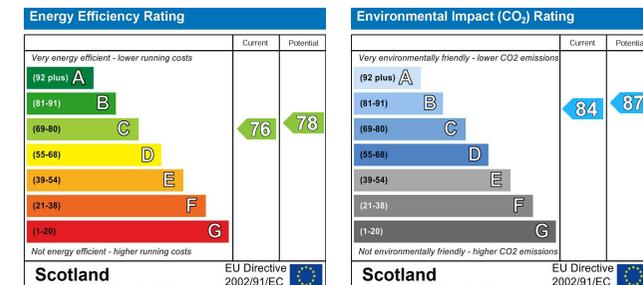
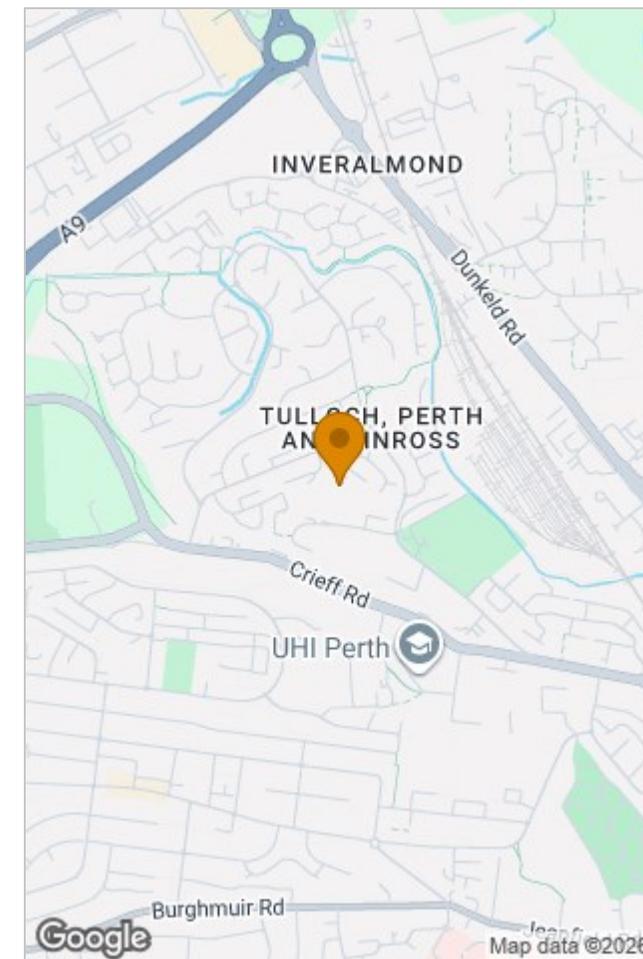
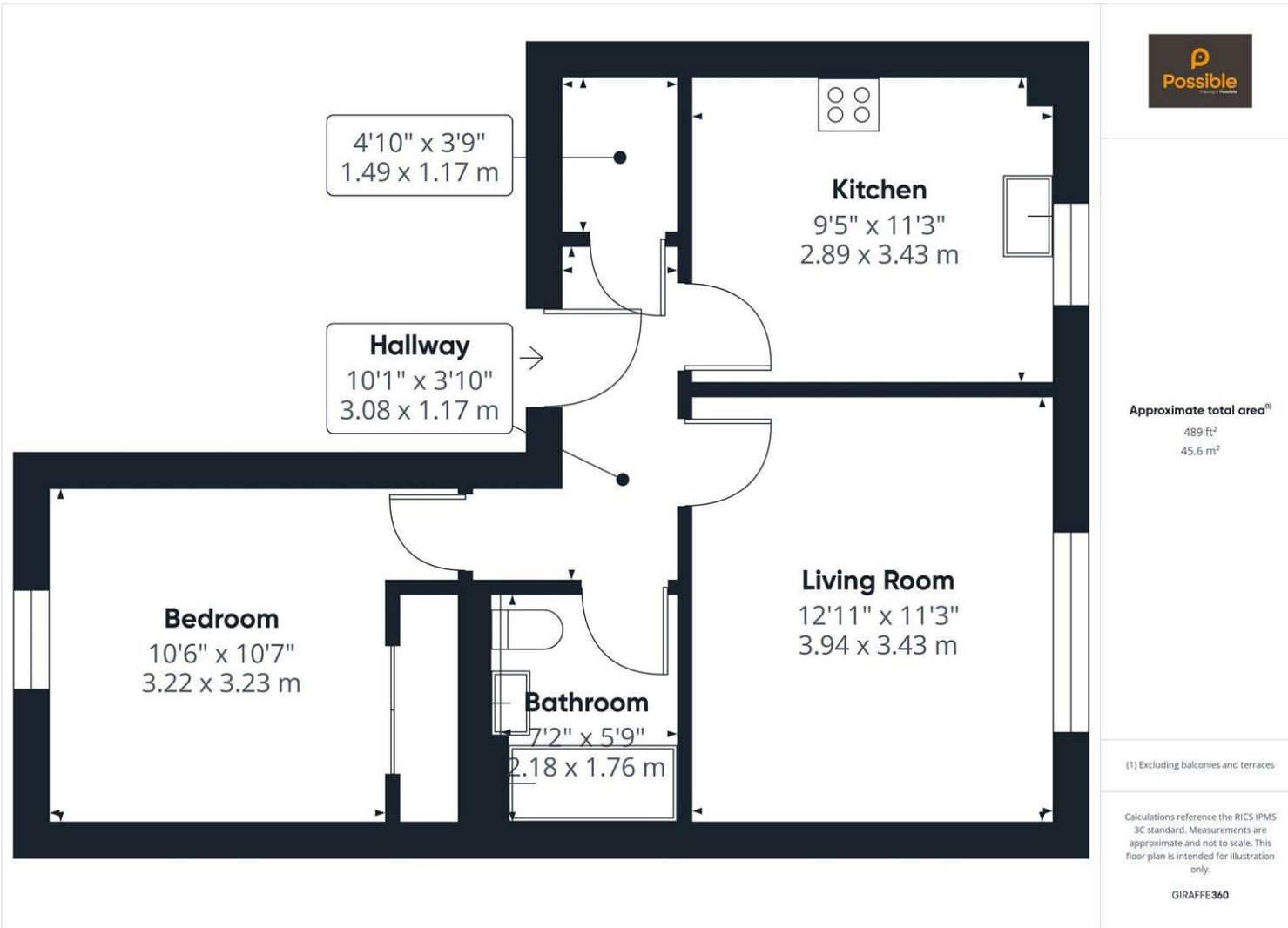


## Location

Culliven Court lies in a convenient residential area to the north-west of Perth city centre, within walking distance of Perth College UHI, local shops, supermarkets and leisure amenities. Bus routes provide easy access across the city, while the A9 and the wider road network are just minutes away for commuting to Dundee, Stirling, Glasgow or Edinburgh. Attractive green spaces, woodland walks and nearby sports facilities make the location appealing for outdoor enjoyment. With a strong rental market and ongoing investment in the surrounding area, this neighbourhood continues to be a popular choice for students, professionals and first-time buyers.







## 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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