



32 Balvaird Place, Perth, PH1 5DZ

Offers over £155,000





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- Stylish ground-floor apartment
- Spacious living room
- New dining kitchen
- Off-street parking
- Double glazing
- Two double bedrooms
- Office/Playroom/Snug area
- Shower room
- Gas central heating
- Private rear garden area

This attractive and freshly finished two-bedroom ground-floor apartment has recently undergone complete transformation and, having been extended to the rear, is larger than other similar style properties within the local area. Offering bright, well-proportioned, and flexible accommodation, recent works have included rewiring, fresh decoration, new flooring and carpets, new doors and a fantastic new dining kitchen, to name but a few.

The property is accessed via a welcoming entrance hallway with useful storage, leading to all principal rooms. The living room is generously sized and enjoys excellent natural light, providing a comfortable and flexible space for everyday living. A versatile additional room sits between the living accommodation and kitchen and could be utilised as a home office, playroom, snug, or additional dining space depending on the needs of the purchaser, making it ideal for modern flexible living. The kitchen is fitted with a modern range of base and wall-mounted units, complemented by generous worktop space and a window overlooking the garden area, creating a bright and practical workspace. Integrated white goods will be included in the sale, and there is also space available for a washing machine to be plumbed in. There are two well-proportioned double bedrooms, both neutrally decorated and offering excellent space for bedroom furniture. The shower room is finished with a contemporary three-piece suite and modern wall panelling, completing the internal accommodation. Externally, the property offers off-street parking to the front and benefits from a private, fence-enclosed garden to the rear. Further features include gas central heating and double glazing throughout.

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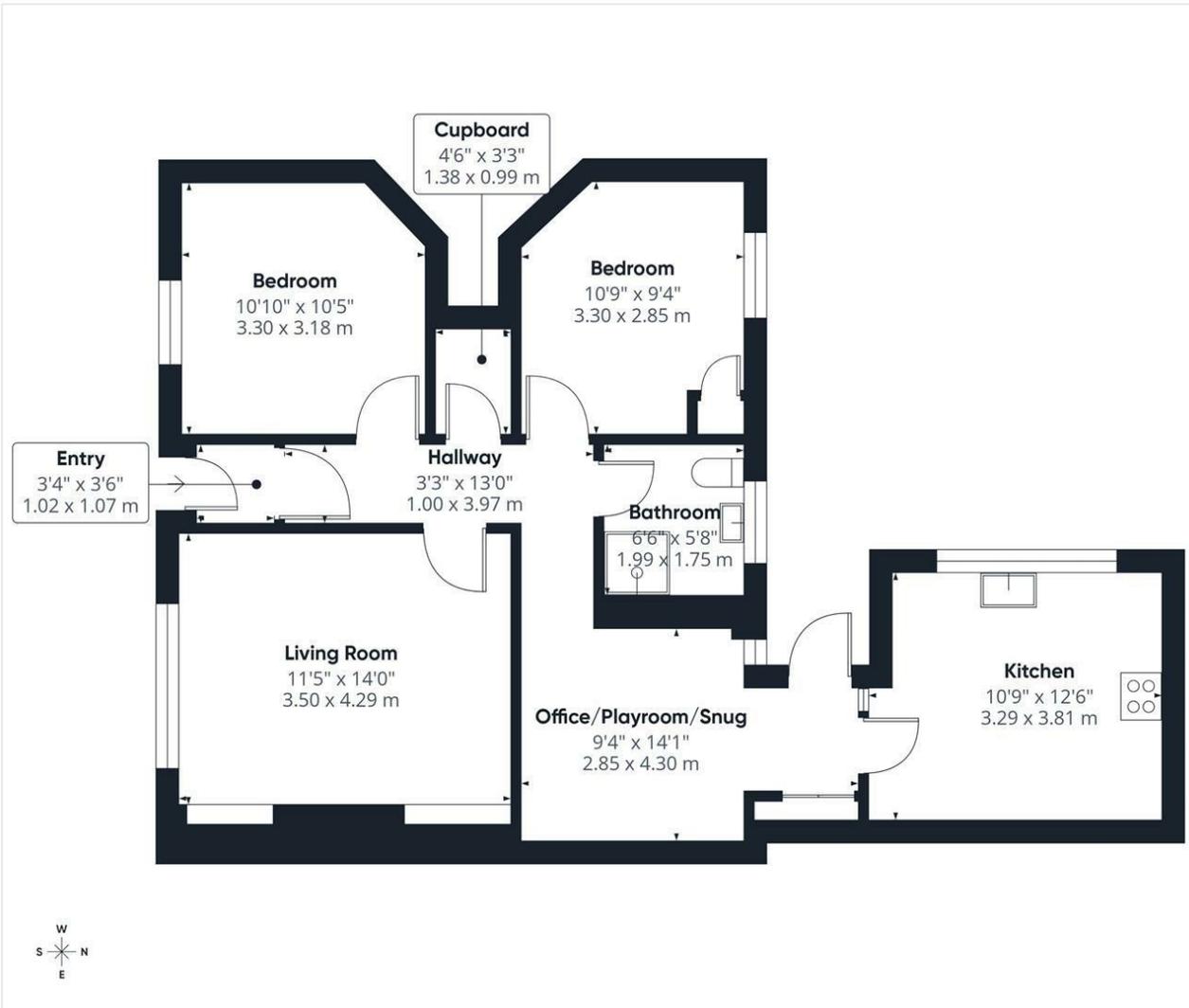


Location

Balvaird Place is situated within a well-established residential area of Perth, offering a convenient setting close to a wide range of local amenities. The area benefits from nearby shops, supermarkets, primary and secondary schooling, and regular public transport services providing easy access to Perth city centre. Excellent road links connect to the A9 and surrounding routes, making this an ideal location for commuters. Perth itself offers a wide selection of leisure facilities, green spaces, riverside walks, restaurants and cultural attractions, combining city convenience with a relaxed lifestyle.





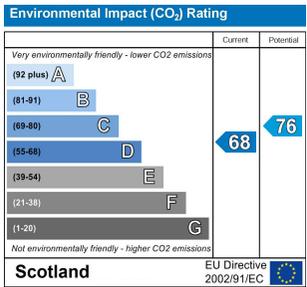
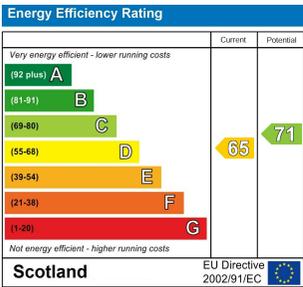
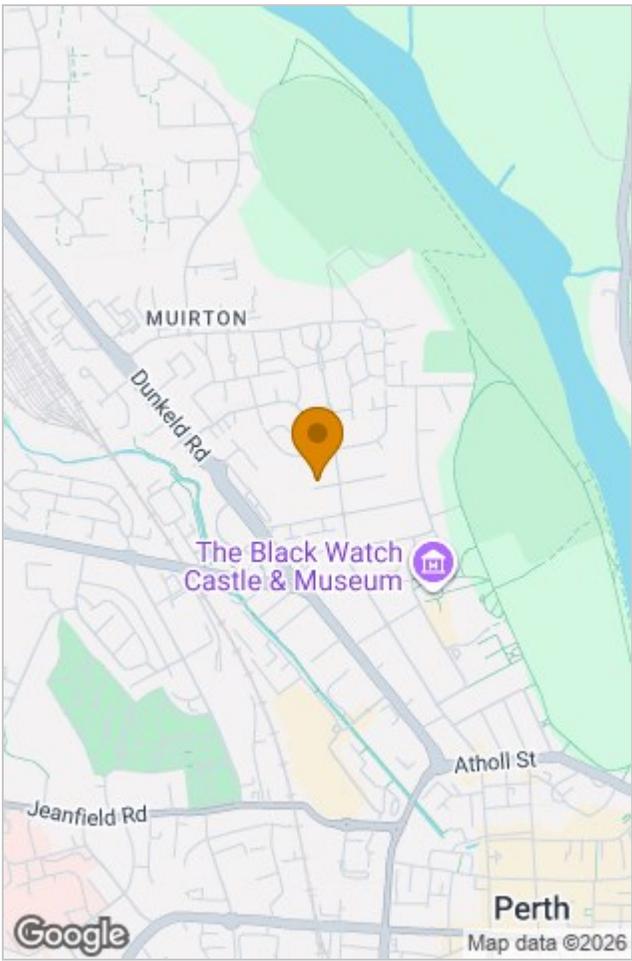


Approximate total area⁽¹⁾
746 ft²
69.3 m²

(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.

