

3D Coach House Court, Perth, PH1 1PU

Offers over £135,000

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Perth, PH1 1PU

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- Attractive two-bedroom flat
- Contemporary fitted dining kitchen
- Main bedroom with mirrored wardrobes
- Tastefully presented accommodation
- Well-maintained communal gardens
- Bright and spacious living room
- Gas central heating
- Bathroom with overhead shower
- Allocated parking space
- Secure entry access



Situated within an established residential development in Perth, 3D Coach House Court is an attractive two-bedroom flat offering bright, well-proportioned accommodation, tasteful presentation and access to neatly maintained communal garden grounds.

The property opens into a welcoming central hallway, providing access to all rooms. The spacious living room is a particularly inviting space, enjoying excellent natural light from two windows and offering ample room for comfortable seating and additional furniture. Its neutral décor and generous proportions create a warm, relaxing atmosphere. The separate dining kitchen features contemporary grey units, contrasting worktops and a distinctive patterned floor, alongside space for a dining table. Both bedrooms are comfortably proportioned and thoughtfully presented, with the main bedroom benefiting from mirrored fitted wardrobes and the second offering flexibility for guests, children or home working. A bathroom fitted with a bath and overhead shower completes the accommodation. Externally, residents can enjoy attractive communal garden grounds featuring maintained lawns, established hedging and mature planting, providing a pleasant outdoor setting. There is also allocated off-street parking and secure entry access into the building. Combining comfortable living space, practical accommodation and a convenient location, this appealing flat offers a great opportunity for first-time buyers, downsizers or those seeking a buy-to-let investment.











Location

Coach House Court enjoys a convenient position within Perth, offering easy access to a wide range of local amenities and transport connections. Nearby shopping facilities include several supermarkets and retail outlets, while Perth city centre provides an excellent selection of independent shops, cafés, restaurants and leisure facilities. Perth Leisure Pool and the city's railway and bus stations are also within easy reach, making the location particularly convenient for everyday living. Road connections via the nearby A9 and M90 provide access to Dundee, Stirling, Edinburgh and beyond. The combination of local convenience and established residential surroundings makes this an appealing place to call home.

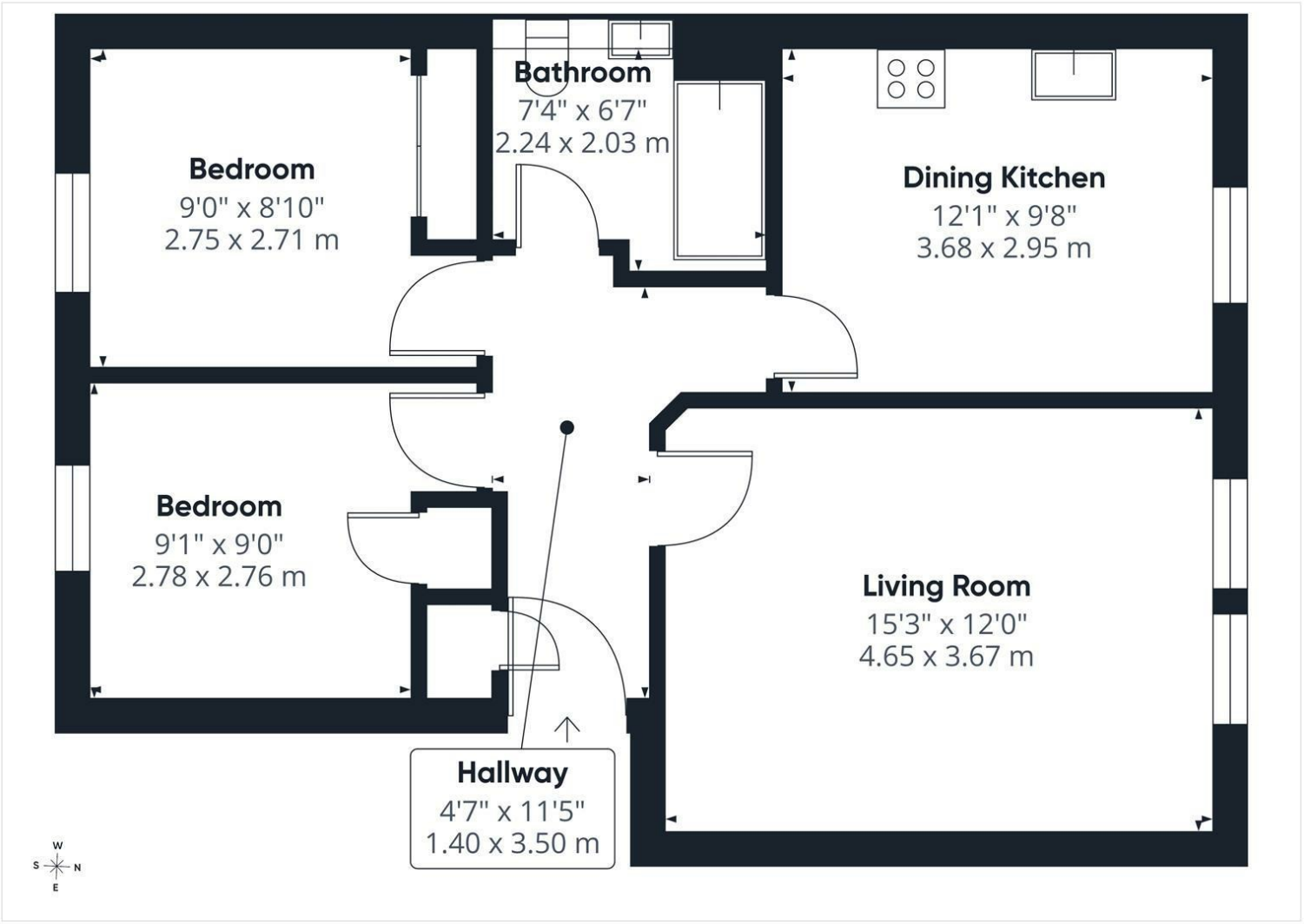


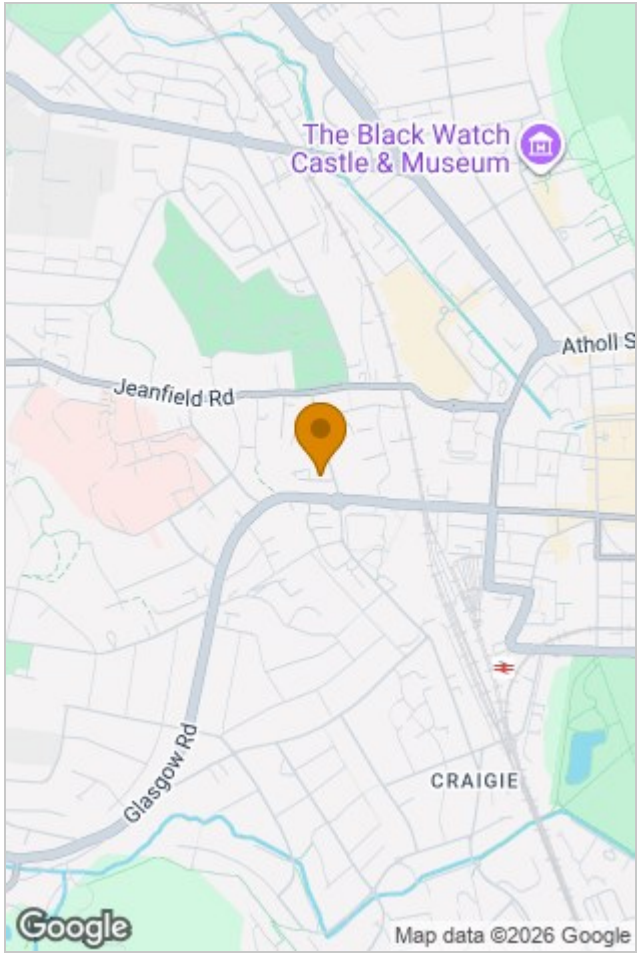


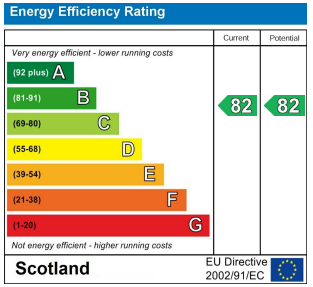

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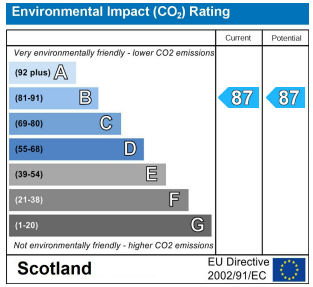



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Viewing

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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