

Simple Approach



**24 Malvina Place, Perth  
PH1 5DY**

**Offers over £142,950**

Set within the desirable and well-established residential area of Malvina Place, this attractive two bedroom ground floor flat presents a fantastic opportunity for a range of buyers, including first-time purchasers, downsizers, and investors. The property is offered in excellent move-in condition, having been well maintained and tastefully presented throughout.

Internally, the flat comprises a bright and welcoming hallway leading to a generous lounge filled with natural light, a good sized modern kitchen with ample storage and workspace, two well-proportioned double bedrooms, and a stylish bathroom suite. Both bedrooms benefit from built-in storage, enhancing the practicality of the layout. One of the standout features of this property is the private section of rear garden providing an ideal space for outdoor seating or gardening.

Additional benefits include gas central heating and full double glazing. Situated in a highly sought-after part of Perth, the property is conveniently located close to local amenities, schools, transport links, and green spaces. With its excellent presentation, private outdoor space, and prime location, this property is not to be missed.

**Lounge**

14'9" x 13'0" (4.51 x 3.98 )

**Kitchen**

9'4" x 9'2" (2.87 x 2.80)

**Bedroom One**

12'11" x 12'9" (3.96 x 3.91)

**Bedroom Two**

9'6" x 12'10" (2.92 x 3.92)

**Bathroom**

6'8" x 5'8" (2.05 x 1.75)





- Two Generous Bedrooms
- Wood Burning Stove
- Private Rear Garden

- Good Sized Modern Kitchen
- Modern Bathroom
- Ground Floor Flat

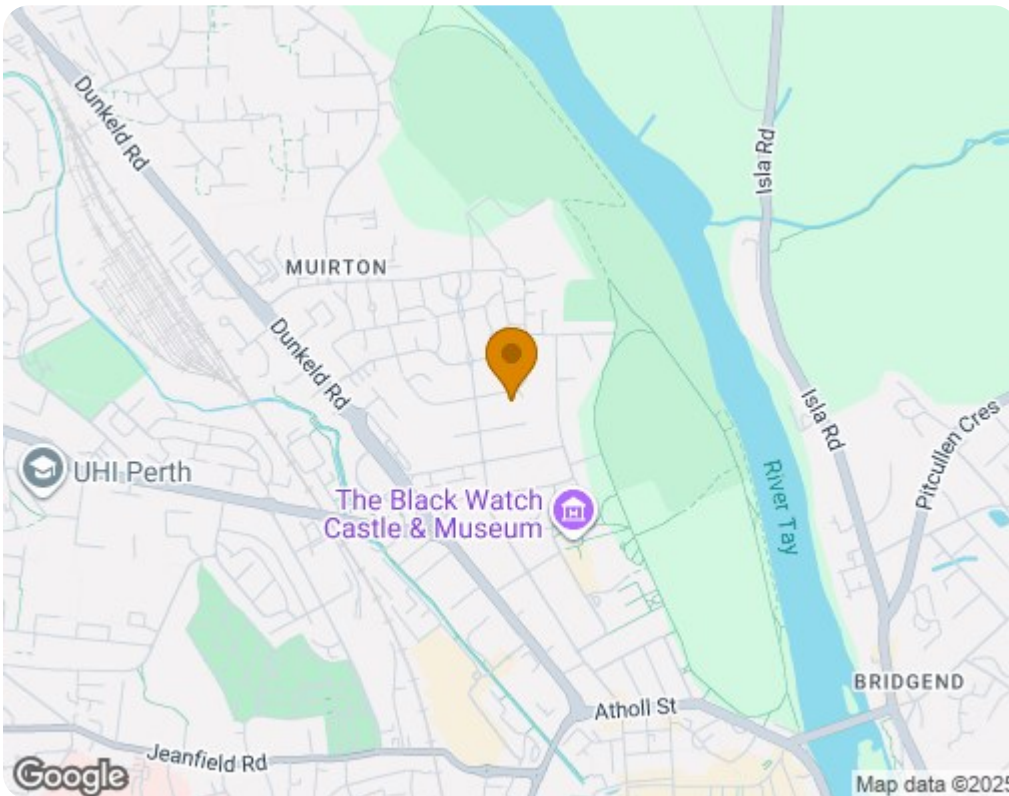
- Highly Sought After Location
- Driveway
- Contact Our Mortgage Team Today to Discuss Your Options



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their operation or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	69	72
EU Directive 2002/91/EC		
Scotland		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	72	75
EU Directive 2002/91/EC		
Scotland		