



5 Marshall's Buildings King Edward Street, Perth, PH1 5TY  
Offers over £48,000

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## 5 Marshall's Buildings King Edward Street Perth, PH1 5TY

Offers over £48,000

- One-bedroom city centre flat
- Separate kitchen with storage
- Bathroom with three-piece suite
- Scope for modernisation
- Double glazing
- Bright and spacious living room
- Generous double bedroom
- Located on first floor
- Secure entry building
- Walking distance to all amenities

5 Marshall's Buildings is a well-proportioned one-bedroom first floor flat ideally positioned in the heart of Perth city centre, offering a fantastic opportunity for first-time buyers, downsizers, or investors.

The property features a bright and spacious living room with large windows allowing for plenty of natural light, creating a comfortable and welcoming living space. The separate kitchen is practical in layout, providing good storage and worktop space, with scope for modernisation to suit individual tastes. The double bedroom is generously sized and benefits from built-in storage, while the bathroom is fitted with a three-piece suite including a bath with shower over. A long hallway connects each room, enhancing the sense of space and offering additional storage potential. Although the property would benefit from some cosmetic upgrading, it presents excellent potential to add value and personalise. Its central location ensures immediate access to a wide range of amenities, making it a highly convenient place to live. This is an ideal purchase for those seeking an affordable city centre home or a strong rental investment in a well-connected area.

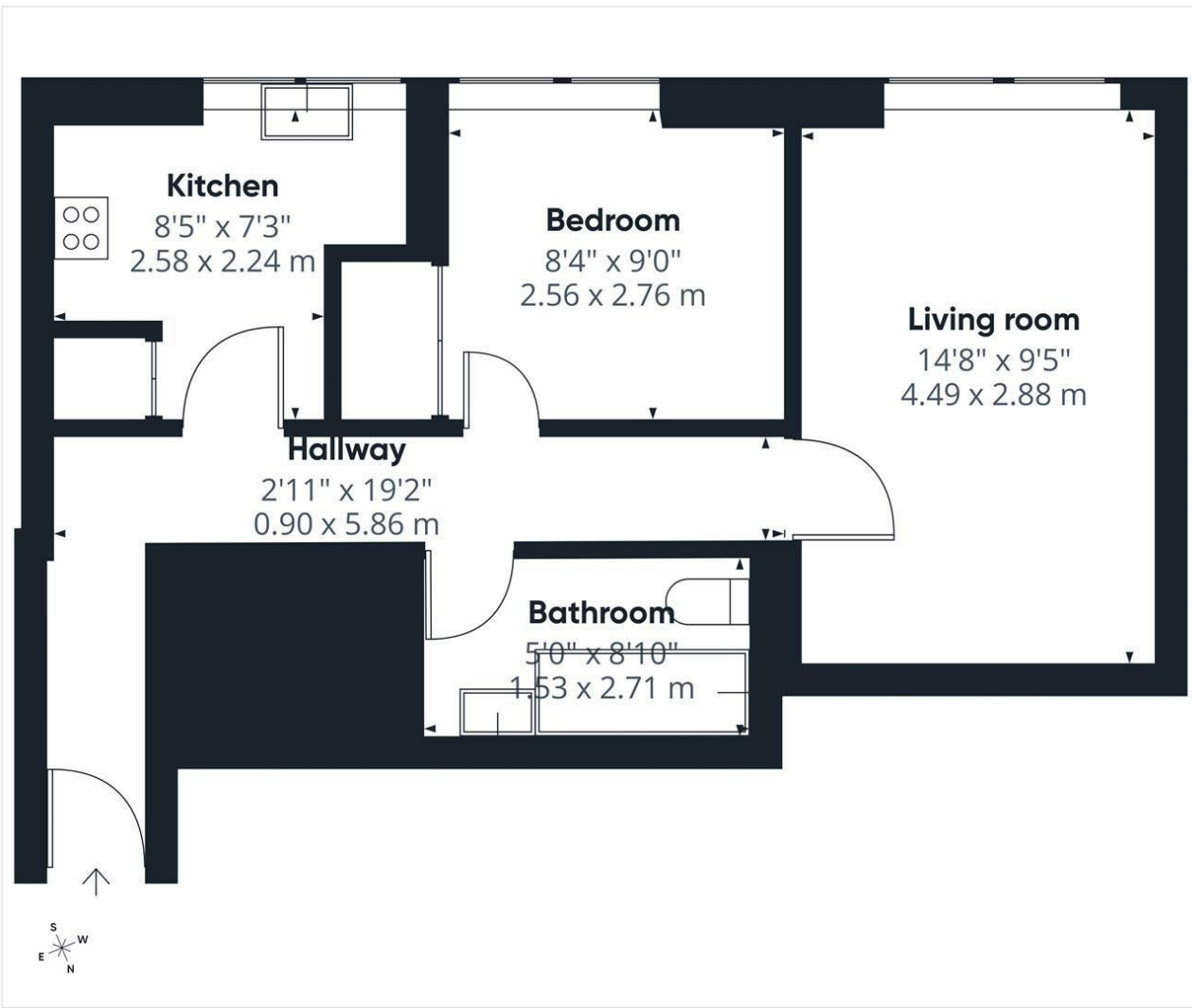




## Location

Situated on King Edward Street, this property enjoys a prime central location within the vibrant city of Perth. A wide range of amenities including shops, restaurants, cafés, and leisure facilities are all within easy walking distance. Perth offers excellent transport connections, with a nearby bus and rail station providing links to Dundee, Edinburgh, and Glasgow. The city is also well placed for access to the A9, making it ideal for commuters. Surrounded by scenic countryside and the River Tay, Perth combines urban convenience with outdoor lifestyle opportunities, offering walking, cycling, and recreational pursuits close at hand.





**Possible**

Approximate total area<sup>(1)</sup>  
438 ft<sup>2</sup>  
40.7 m<sup>2</sup>

(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.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	EU

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Scotland	EU Directive 2002/91/EC	EU

**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.

