



Flat 3 17 King Street, Perth, PH2 8HR  
Offers over £59,950





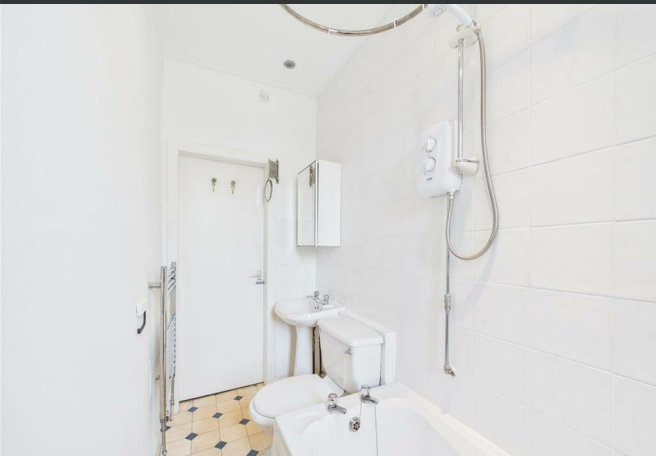
# Flat 3 17 King Street Perth, PH2 8HR

Offers over £59,950

- One-bedroom city centre flat
- Well-equipped fitted kitchen
- Bathroom with shower over bath
- Traditional building setting
- Double glazing
- Bright and spacious living room
- Generous double bedroom with storage
- Located on first floor
- Excellent investment potential
- Gas central heating

This well-proportioned one-bedroom first floor flat is ideally positioned within Perth city centre, offering convenient access to a wide range of amenities and excellent transport links. Perfect for first-time buyers, downsizers, or investors, the property combines practical living space with a highly accessible location.

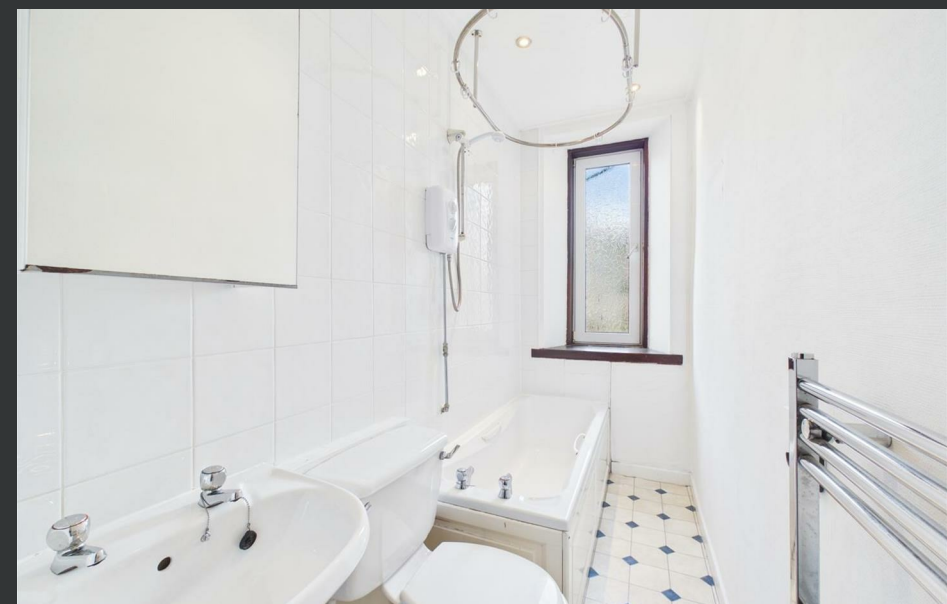
The accommodation comprises a bright and comfortable living room, featuring large windows that allow for plenty of natural light. The kitchen is well laid out with ample worktop space and storage, making it both functional and efficient. The double bedroom is generously sized and benefits from fitted storage, while the bathroom is neatly presented with a three-piece suite and shower over bath. The property further benefits from gas central heating and double glazing. With its central location and straightforward layout, this flat presents an excellent opportunity for those seeking low-maintenance living or a buy-to-let investment. Early viewing is recommended to fully appreciate the space and potential on offer. All furnishings and white goods will be included as part of the sale.





## Location

King Street is situated in the heart of Perth city centre, placing a wide range of amenities right on the doorstep. Residents can enjoy easy access to shops, supermarkets, cafes, restaurants, and leisure facilities. Perth offers excellent transport connections, including bus and rail links, making it ideal for commuting to Dundee, Edinburgh, and Glasgow. The nearby River Tay and surrounding parks provide attractive outdoor spaces for walking and recreation. Cultural attractions, including theatres and galleries, are also within close proximity. This central location is particularly appealing for professionals, first-time buyers, and investors seeking strong rental demand.



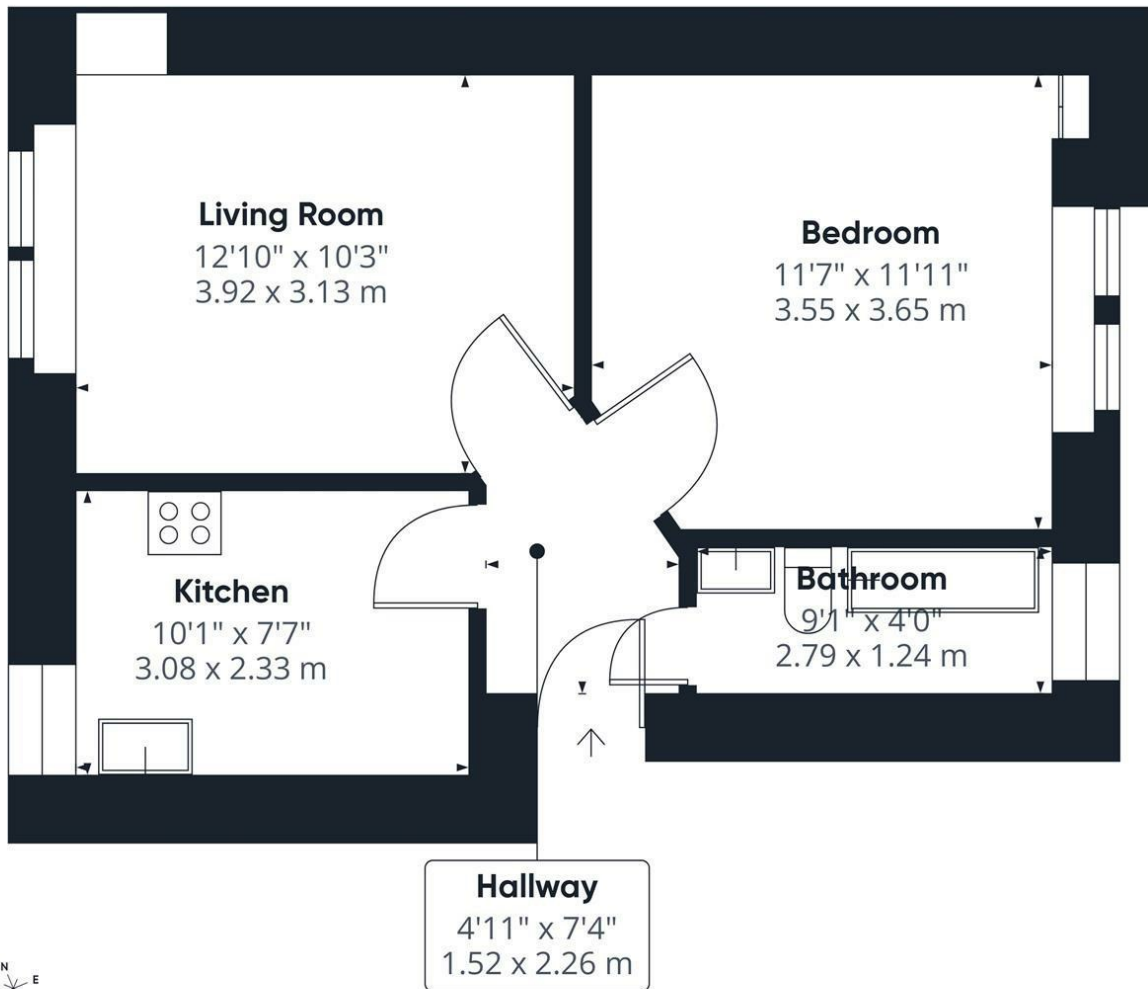


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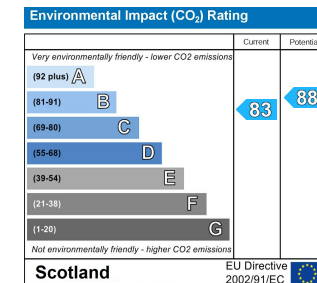
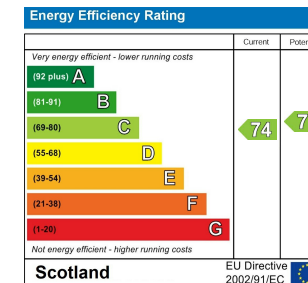
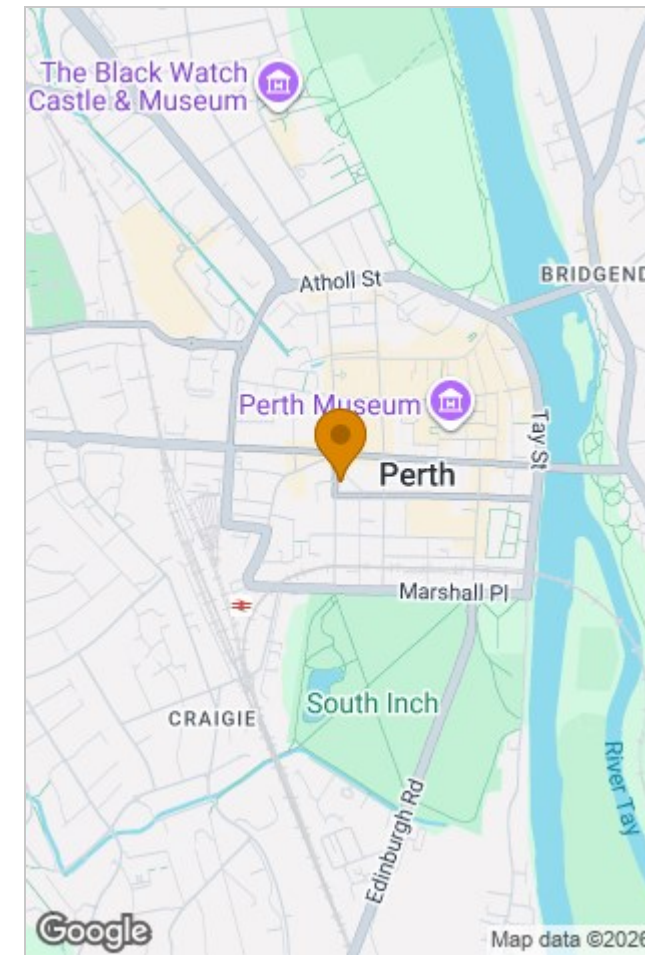


Approximate total area<sup>(1)</sup>  
434 ft<sup>2</sup>  
40.3 m<sup>2</sup>

(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.

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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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