

5 Balvaird Place, Perth, PH1 5EA

Offers over £130,000

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5 Balvaird Place
Perth, PH1 5EA

Offers over £130,000

- Attractive two-bedroom upper flat
- Own private entrance
- Separate fitted kitchen
- Well-proportioned main bedroom
- Generous enclosed garden
- Established residential location
- Spacious, bright living room
- Two double bedrooms
- Bathroom with three-piece suite
- Plentiful on-street parking

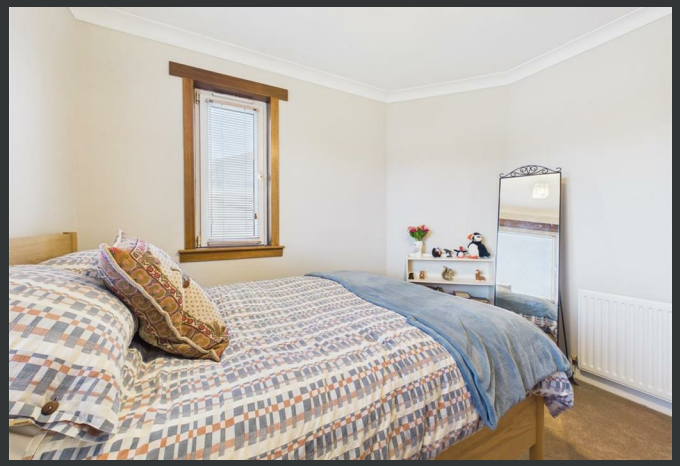


Situated within an established residential area of Perth, 5 Balvaird Place is an attractive two-bedroom upper flat offering bright, well-proportioned accommodation, a private entrance, generous garden space and off-street parking.

Accessed via its own ground-floor entrance and staircase, the property opens onto a central landing connecting the main accommodation. The spacious living room provides a comfortable setting for everyday relaxation, with a large window allowing plenty of natural light and ample room for a variety of furniture arrangements. The separate kitchen is fitted with a range of wood-effect units, generous worktop space and a pleasant outlook over the surrounding greenery. Both bedrooms are well-proportioned doubles, with the main bedroom benefiting from windows on two sides. A bathroom with a three-piece suite completes the accommodation. Outside, the property enjoys a particularly generous enclosed garden, featuring a substantial lawn, gravelled areas and a useful timber shed. This provides excellent outdoor space for relaxing, gardening or entertaining. There is also plentiful parking within the street. Combining comfortable accommodation with excellent outdoor space and practical parking, this property presents an appealing opportunity for first-time buyers, downsizers or those seeking a buy-to-let investment.











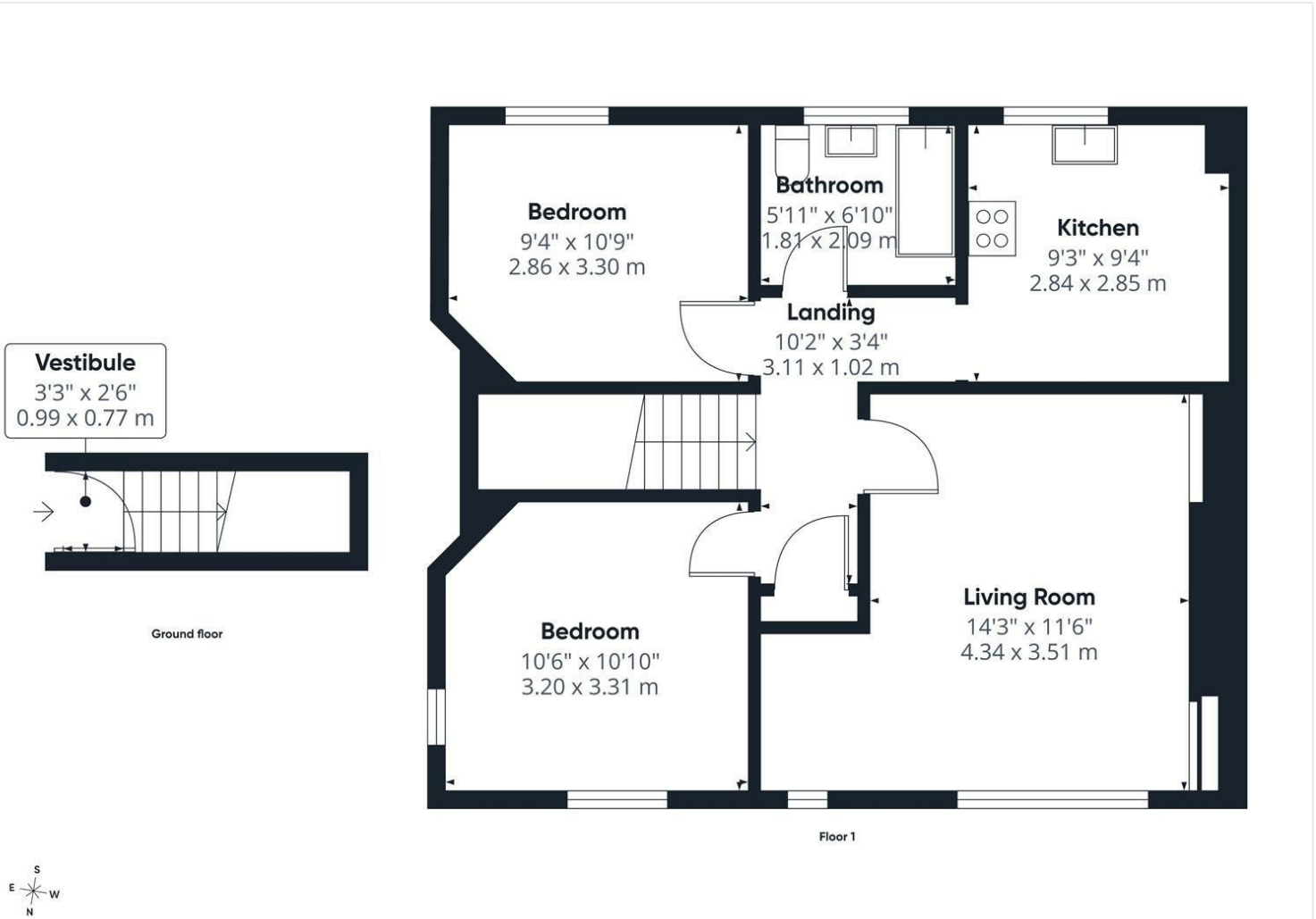
Location

Balvaird Place enjoys a convenient position within an established residential area of Perth, offering easy access to a wide range of local amenities. Nearby facilities include shops, supermarkets, schools and recreational spaces, while Perth city centre provides an extensive selection of independent retailers, restaurants, cafés and leisure attractions. The city is well connected, with regular bus and rail services alongside excellent road links via the A9 and M90, providing convenient access to Dundee, Stirling, Edinburgh and Glasgow. Perth also offers attractive riverside walks, parks and access to the surrounding Perthshire countryside, combining everyday convenience with plenty of opportunities for outdoor recreation.

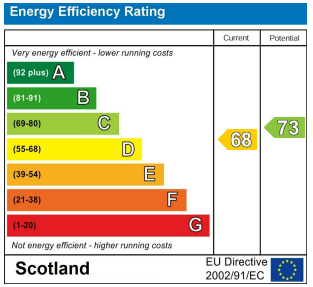


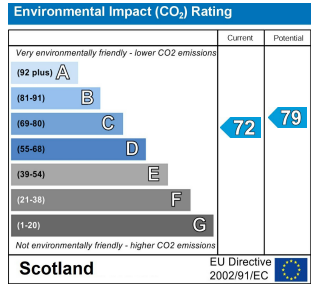












Viewing

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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