

Simple Approach



**13 Balvaird Place, Perth  
PH1 5EA**

**Offers over £143,950**



This very well presented ground floor flat on Balvaird Place, Perth offers generous and flexible accommodation in move-in condition, making it an ideal purchase for a wide range of buyers including first-time purchasers, downsizers or buy-to-let investors. The property boasts a bright and welcoming lounge, beautifully presented and filled with natural light, creating a comfortable space for both relaxing and entertaining. The modern kitchen is stylish and well-appointed, offering ample storage and worktop space along with a contemporary finish that complements the overall standard of the home.

There are three generous bedrooms, all well-proportioned and tastefully decorated, providing excellent flexibility for families, guests or those requiring a home office. The flat further benefits from both a shower room and a separate bathroom, a rare and practical feature that enhances convenience for modern living.

The accommodation is exceptionally spacious throughout and has been maintained to a high standard, allowing the next owner to simply move in and enjoy. Warmth is provided via gas central heating and the property is fully double glazed for added comfort and efficiency.

Externally, the property enjoys a private rear garden – perfect for outdoor seating, entertaining or relaxing in the warmer months – as well as the added benefit of allocated parking, ensuring ease and convenience. Overall, this is a fantastic opportunity to acquire a spacious, beautifully presented ground floor flat in a sought after Perth location. **8'9" x 5'4" (2.69 x 1.64)**

**Lounge**  
**11'5" x 13'10" (3.49 x 4.24)**

**Kitchen**  
**9'1" x 7'4" (2.78 x 2.24)**

**Bedroom One**  
**20'6" x 9'6" (6.25 x 2.90)**

**Bedroom Two**  
**12'4" x 10'2" (3.78 x 3.10)**

**Bedroom Three**  
**9'1" x 10'0" (2.77 x 3.07)**

**Family Bathroom**  
**6'9" x 5'0" (2.06 x 1.53)**

**Family Shower Room**





- Very well presented ground floor flat
- Three generous bedrooms offering flexible accommodation
- Move-in condition
- Allocated parking for added convenience
- Bright and spacious lounge filled with natural light
- Separate shower room and bathroom – ideal for busy households
- Double glazing & gas central heating
- Modern, well-appointed kitchen with ample storage and worktop space
- Exceptionally spacious layout throughout
- Private rear garden





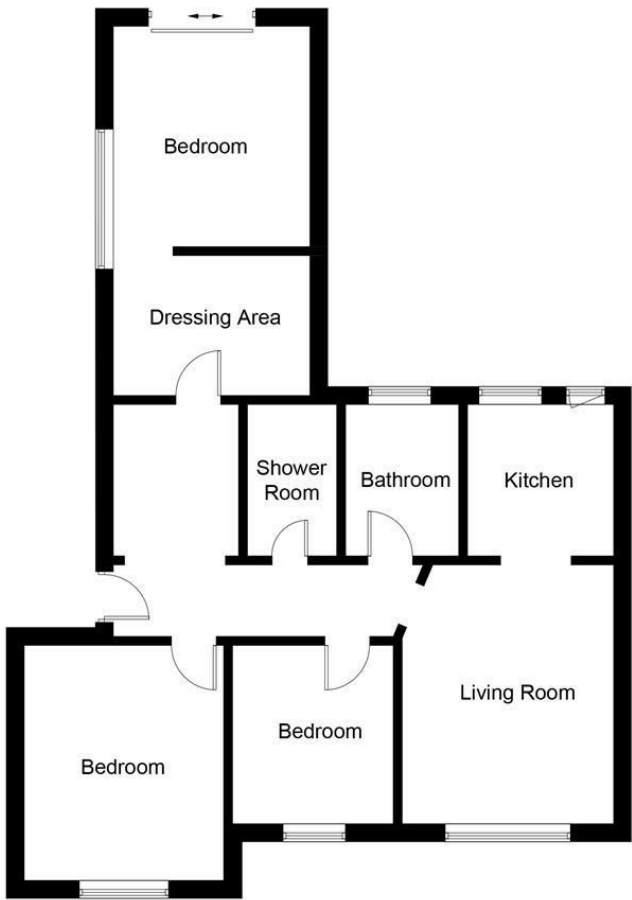
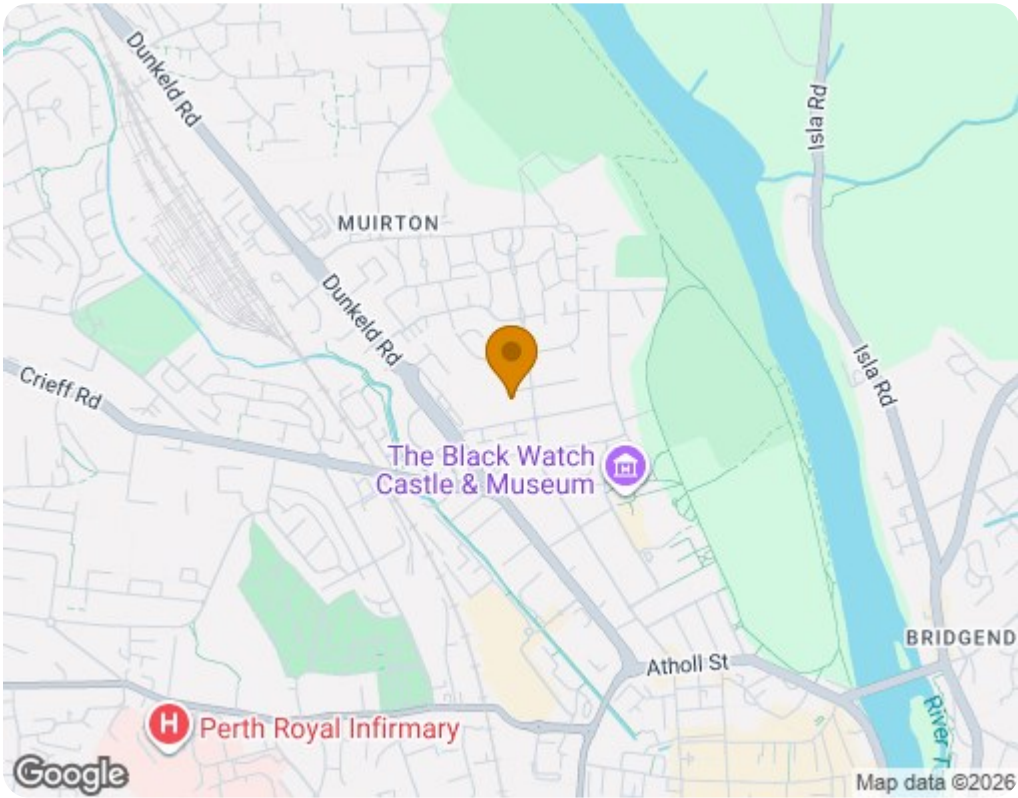


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1273189)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland EU Directive 2002/91/EC		
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	68	72
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Scotland EU Directive 2002/91/EC		