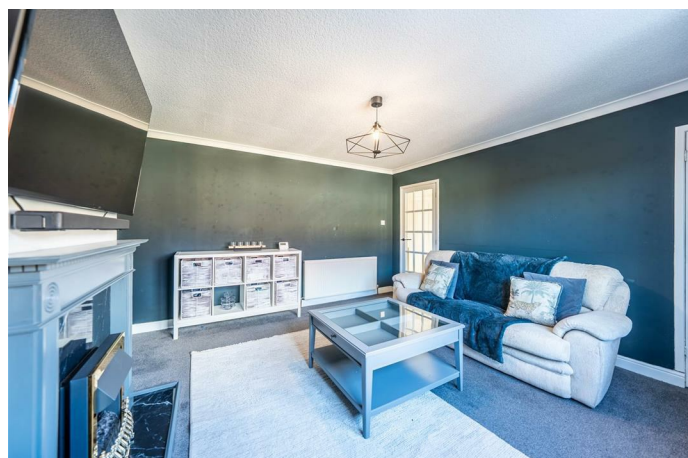


Simple Approach



Estate Agents



**8 Kenmore Terrace, Perth  
PH1 2HT**

**Offers over £117,950**



This well-presented upper-floor flat on Kenmore Terrace, Perth, offers spacious and comfortable living in a popular residential area. The property is bright and inviting throughout, making it an excellent choice for first-time buyers, downsizers, or investors alike. The accommodation comprises a bright front-facing lounge that benefits from plenty of natural light, creating a warm and welcoming atmosphere. The modern kitchen is fitted with a range of stylish units and ample worktop space, providing both functionality and a contemporary feel. There are two generous bedrooms, each offering good proportions and flexibility for use as guest rooms, home office space, or additional storage if desired. A well-appointed bathroom completes the internal accommodation.

The flat further benefits from gas central heating and double glazing throughout, ensuring year-round comfort and efficiency. Externally, there is a private garden to the rear along with the front which offers potential for the creation of a private driveway (subject to the necessary consents), adding further appeal and convenience.

Overall, this property represents a fantastic opportunity to purchase a well-maintained and spacious home in a sought-after Perth location — ideal for those looking to get onto the property ladder, downsize with ease, or secure a reliable buy-to-let investment.

### Lounge

13'11" x 13'5" (4.25 x 4.11 )

### Kitchen

11'6" x 9'2" (3.53 x 2.81)

### Bedroom One

9'2" x 11'10" (2.81 x 3.63)

### Bedroom Two

10'0" x 13'3" (3.07 x 4.04)

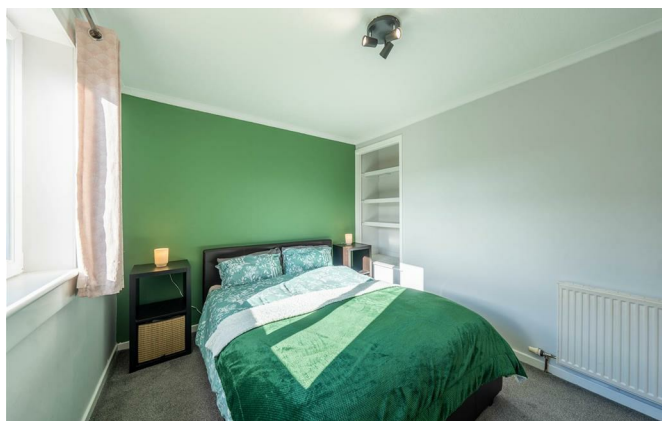
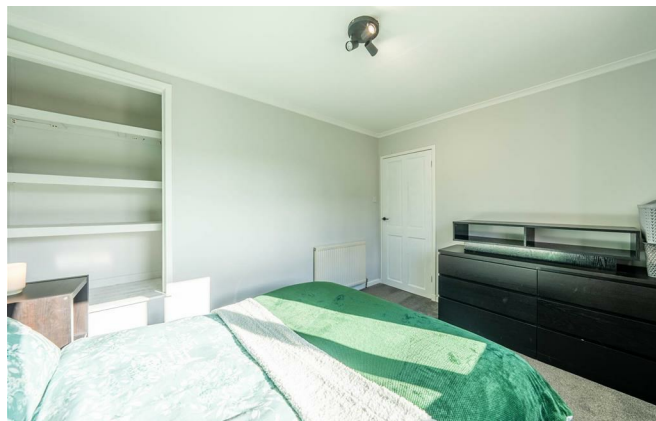
### Bathroom

6'1" x 5'11" (1.86 x 1.81)



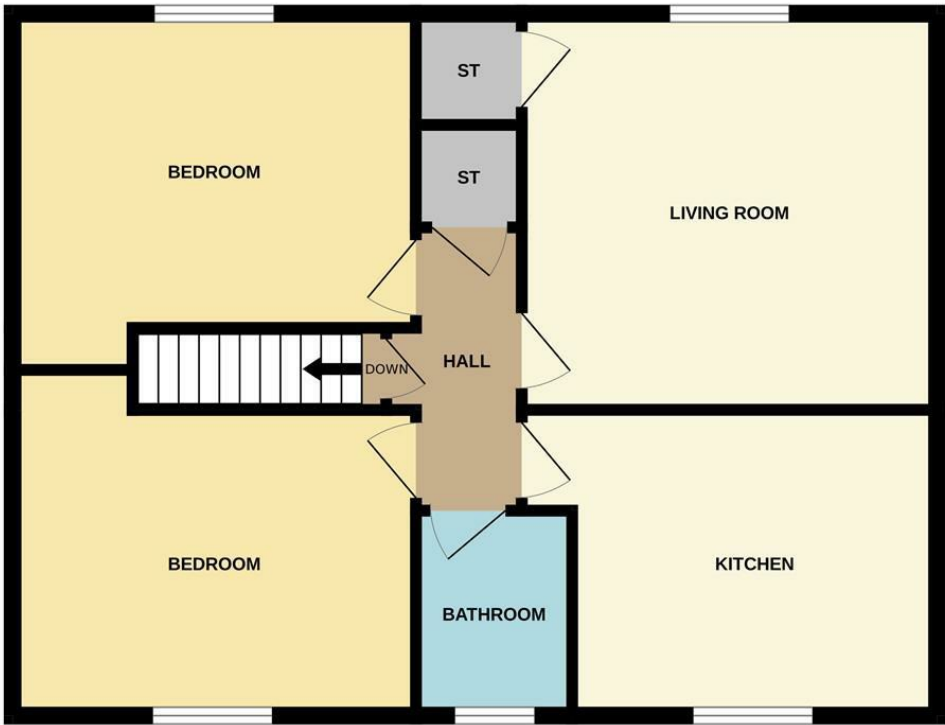


- Upper Floor Flat In A Highly Sought After Location
- Private Garden Grounds & A Communal Drying Green
- Ideal For First Time Buyers Or Downsizers
- The Carpets Throughout Are 3 Years Old
- Well Presented Throughout
- Gas Central Heating & Double Glazing
- Worcester Combi Boiler Is 6 Years Old
- Two Generous Bedrooms
- Modern Kitchen
- Windows are 3 Years Old They Came With A 10 Year Warranty

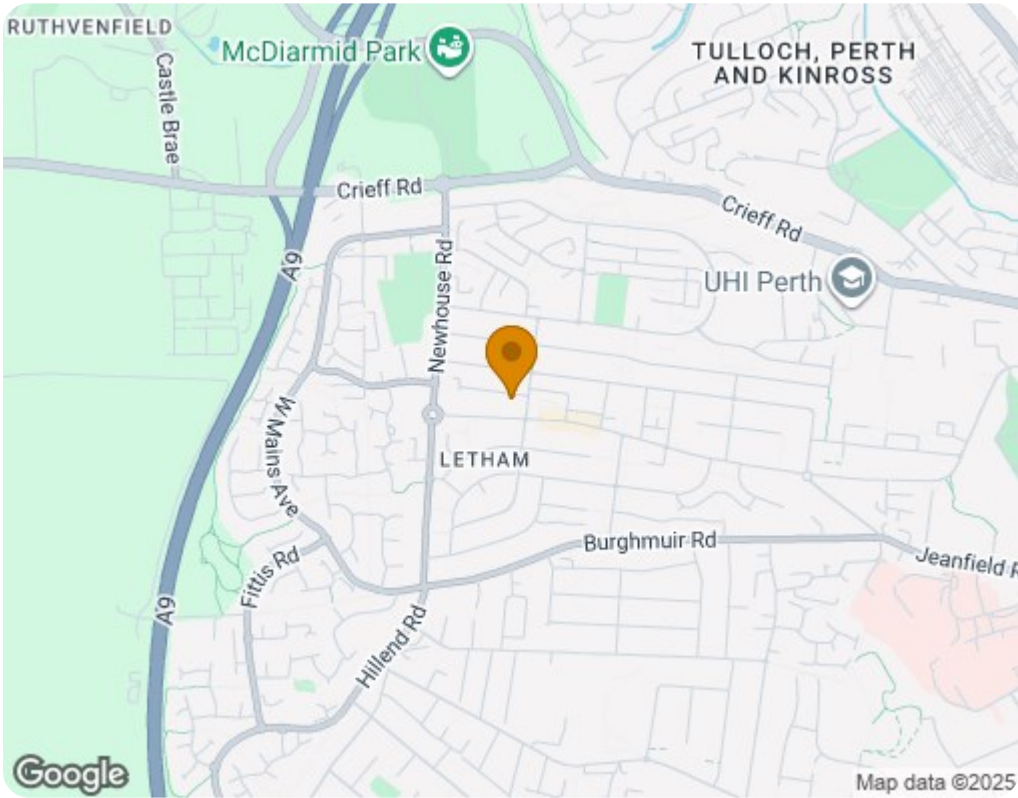




GROUND FLOOR



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 operability or efficiency can be given.  
Made with Metropix G3025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	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	79	79
(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		