



10 Kings Place, Perth, PH2 8AA

Offers Over £245,000



NEXTHOME

ESTATE & LETTING AGENTS

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10 Kings Place, Perth, PH2 8AA

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No obligation
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First Time Buyer
with No Deposit



Next Home's
Buying Guide



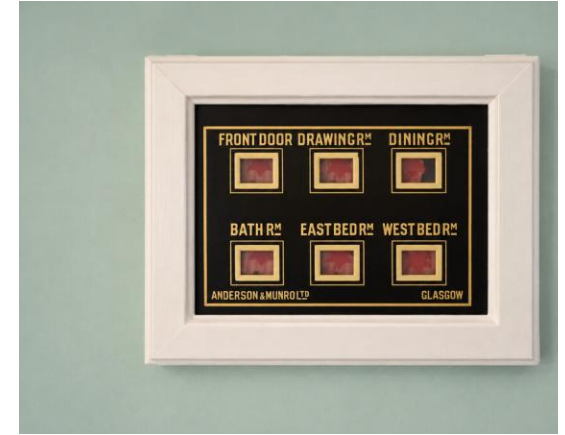
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Open Days

About the Area

Perfectly positioned beside Perth's beautiful South Inch, this property enjoys an excellent setting with open green space quite literally on the doorstep.

The park offers attractive walking routes, play areas and plenty of space to enjoy the outdoors, while Perth city centre is only a short walk away. A wide selection of shops, cafés, restaurants and leisure facilities are all within easy reach, together with Perth Railway and Bus Stations.

The location is also ideal for commuters, with convenient access to the motorway network connecting Perth with Dundee, Edinburgh, Stirling and beyond. Combining city-centre convenience with one of Perth's best-loved green spaces, it is an ideal location for enjoying everything the city has to offer.





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Property Summary

Enjoying a fantastic outlook towards Perth's South Inch, this impressive three-bedroom self-contained period apartment combines generous accommodation, traditional character and an enviable location. With the South Inch quite literally on the doorstep, there is an abundance of green space to enjoy while Perth city centre is just a short walk away.

The apartment is completely self-contained, with its own private entrance opening into an entrance vestibule, where the staircase rises to the main first-floor accommodation. There is useful under-stair storage at ground-floor level, together with access to the courtyard garden.

Set within an attractive period building, the property retains a number of charming original features including high ceilings, large windows, decorative cornicing and a traditional staircase entrance.

The accommodation includes an impressive front-facing lounge with feature fireplace and a spacious modern kitchen with ample room for dining. There are three generous double bedrooms with plenty of space for freestanding furniture, together with a well-appointed bathroom featuring both a separate bath and shower.

Further benefits include valuable off-street parking with an EV charging point, gas central heating and full double glazing.

Offering period charm, excellent proportions and a superb position overlooking the South Inch, this is a fantastic city home in a location that is difficult to beat.



Key property features

- ✓ Fantastic views towards Perth's South Inch
- ✓ South Inch Park right on the doorstep
- ✓ Easy walking distance of Perth city centre
- ✓ Impressive three-bedroom period apartment
- ✓ Three generous double bedrooms
- ✓ Spacious front-facing lounge with feature fireplace
- ✓ Modern kitchen with ample dining space
- ✓ Beautiful period features
- ✓ Self-contained apartment
- ✓ Valuable off-street parking with EV charging point













An aerial photograph of a suburban residential neighborhood, featuring rows of brick houses with tiled roofs and green lawns. The image is overlaid with a semi-transparent blue filter. The text is centered in the upper half of the image.

Have a property to sell?

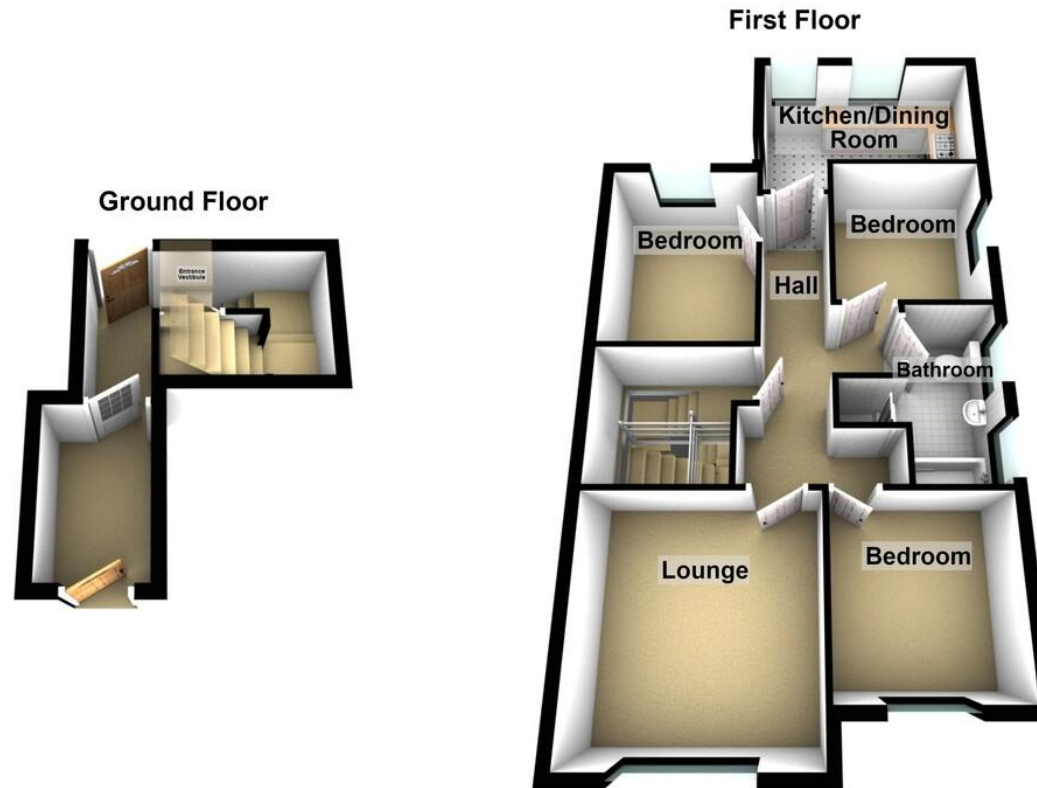
An expert from our local branch will provide you with the most accurate valuation.



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Floorplans



Property Room Sizes

LOUNGE

14' 11" x 12' 11" (4.55m x 3.94m)

KITCHEN/DINER

14' 4" x 10' 11" (4.37m x 3.33m)

BEDROOM

11' 1" x 9' 9" (3.38m x 2.97m)

BEDROOM

11' 9" x 10' 7" (3.58m x 3.23m)

BEDROOM

11' 3" x 7' 5" (3.43m x 2.26m)

BATHROOM

10' 3" x 9' 5" (3.12m x 2.87m)

HALL

25' 11" x 4' 11" (7.9m x 1.5m)

ENTRANCE VESTIBULE

PLEASE NOTE: These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract intending, purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property. All room sizes are approximate and for general guidance only. They cannot be relied upon for fitting carpets, furniture etc.



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