



2 Paradise Place, Perth, PH2 8JH  
Offers over £140,000



## 2 Paradise Place Perth, PH2 8JH

- Mid-terrace house
- Bright upper-floor living room
- Ground floor WC
- Peaceful cul-de-sac
- Gas central heating
- Two well-proportioned bedrooms
- Fitted kitchen with good storage
- Main bathroom on upper level
- Double glazing
- Convenient Perth location

This well-proportioned two-bedroom mid-terrace house is located within a quiet cul-de-sac in Perth and offers comfortable accommodation arranged over two levels. The home is entered via a private front door into a welcoming hallway, which provides access to two bedrooms and a convenient ground floor WC.

Both ground floor bedrooms are well-sized and benefit from natural light, making them ideal for use as sleeping accommodation, guest rooms or home office space. The WC is neatly presented and adds practicality for everyday living. A staircase leads to the upper floor, where the main living accommodation is located. The bright and spacious living room provides ample space for both lounge and dining furniture and enjoys a pleasant outlook. Adjacent to the living room is the fitted kitchen, which offers a good range of wall and base units, worktop space and room for essential appliances. Completing the upper floor is the main bathroom, fitted with a three-piece suite and finished in neutral tones. The layout makes excellent use of the available space and offers a practical, easy-to-maintain home. Externally, the property benefits from low maintenance grounds to the front and rear providing useful outdoor space for seating or light gardening. This property would suit a range of buyers, including first-time purchasers, downsizers or buy-to-let investors, and is well placed for access to local amenities, transport links and Perth city centre.

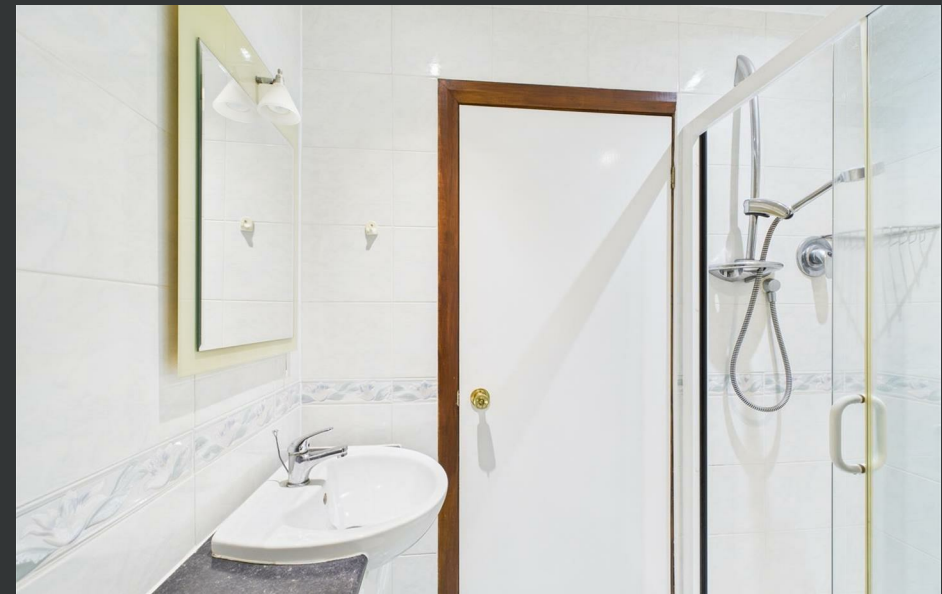
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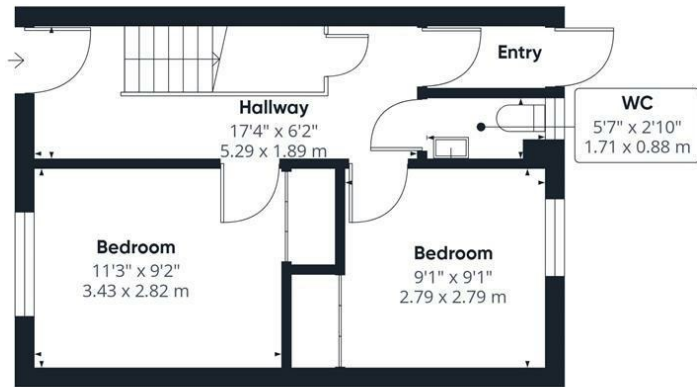


## Location

Paradise Place is situated within a well-established and convenient residential area of Perth. The property enjoys easy access to the city centre, where a wide range of shops, cafés, restaurants and leisure facilities are available. Excellent public transport links and nearby road connections provide straightforward travel throughout the city and beyond. Local schools, healthcare services and green spaces are also within easy reach, making this an ideal location for a variety of buyers. Perth's scenic riverside walks, parks and cultural attractions further enhance the appeal of this popular area.







Ground floor



Floor 1

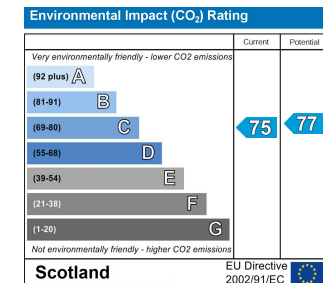
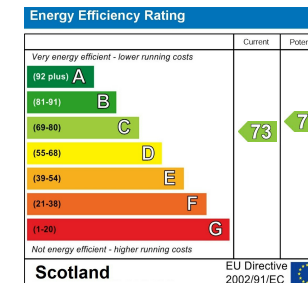
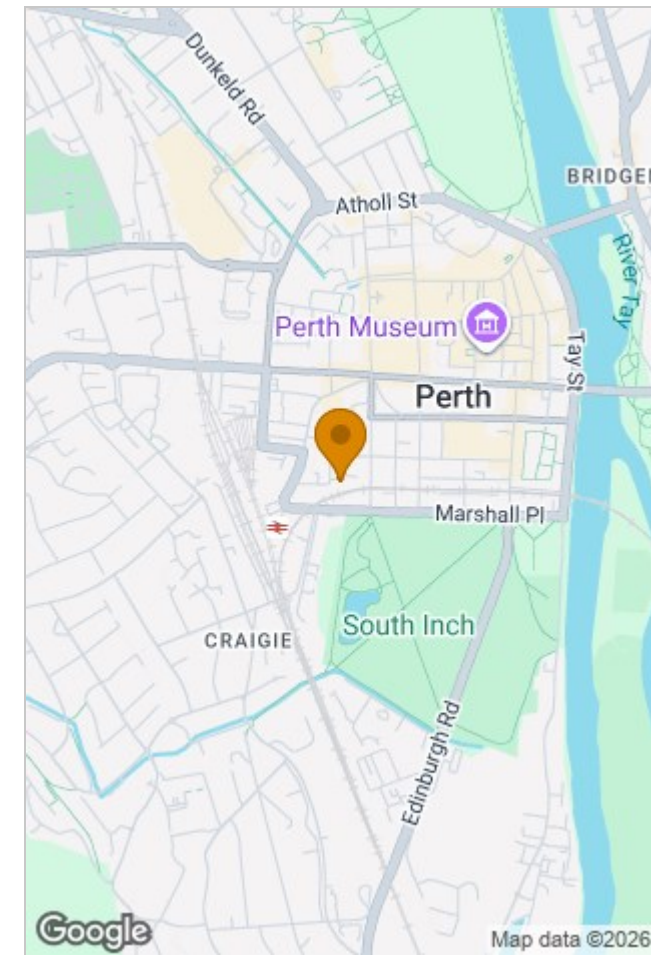


Approximate total area<sup>m</sup>  
682 ft<sup>2</sup>  
63.3 m<sup>2</sup>

(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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