

Simple Approach



Estate Agents



**85F Dunkeld Road, Perth
PH1 5RJ**

Offers over £126,950

Situated on the popular Dunkeld Road in Perth, this bright and spacious two-bedroom flat offers well-presented accommodation throughout and would make an excellent home for first-time buyers, couples, downsizers or investors.

The property boasts a bright and spacious lounge, creating a welcoming main living area with plenty of natural light and ample space for comfortable furnishings. The stylish kitchen is both modern and practical, providing a lovely space for everyday cooking and dining. There are two well-proportioned bedrooms, offering excellent flexibility for a range of buyers, with the second bedroom also lending itself well to use as a home office or guest room if required. A well-appointed bathroom completes the internal accommodation.

Externally, the property benefits from residential parking to the rear, providing convenient off-street parking for residents. Further features include gas central heating and double glazing throughout.

The location is a particular highlight, with Dunkeld Road offering excellent access to Perth city centre, local shops, amenities and transport links. There are also excellent road connections nearby, making this a convenient choice for those commuting to surrounding areas.

Overall, this is a fantastic two-bedroom flat offering bright and spacious accommodation, stylish interiors and excellent parking, all within a highly convenient Perth location. Early viewing is highly recommended to fully appreciate what this property has to offer.

Lounge

12'9" x 14'6" (3.91 x 4.43)

Kitchen

9'8" x 10'4" (2.97 x 3.15)

Bedroom One

9'7" x 9'9" (2.93 x 2.98)

Bedroom Two

8'3" x 11'10" (2.54 x 3.63)

Bathroom

5'5" x 7'6" (1.67 x 2.29)



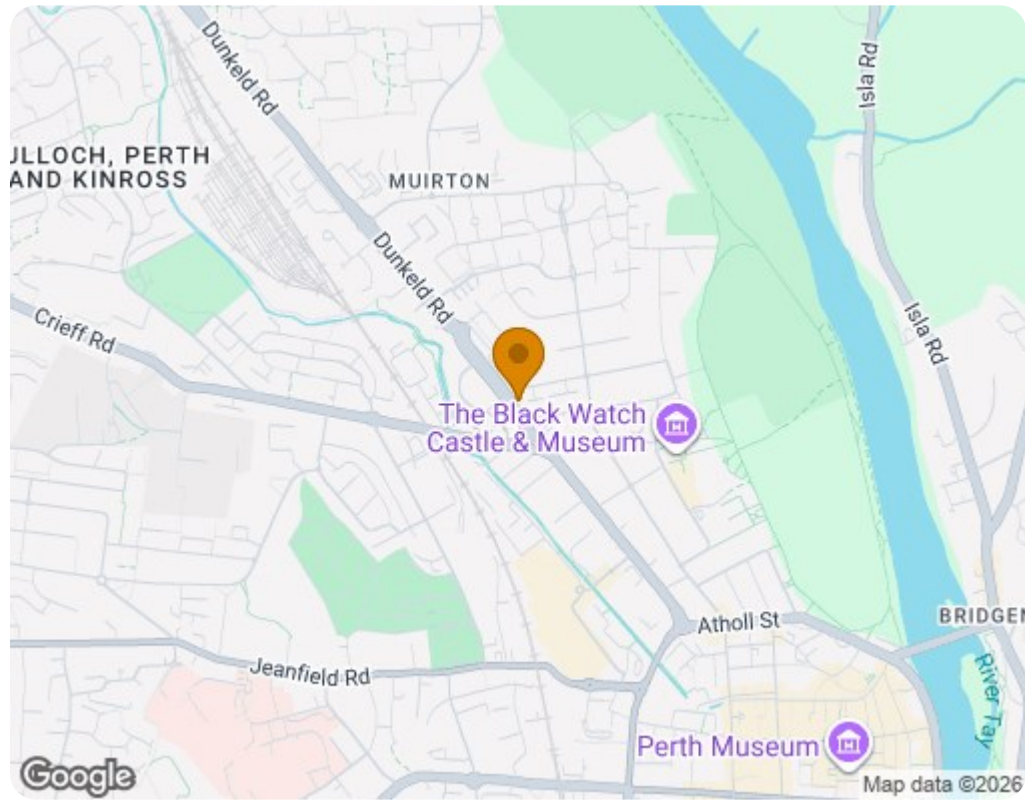


- Two Bedroom Flat
- Stylish Kitchen
- Highly Sought After Location
- Well Presented Throughout
- Gas Central Heating & Double Glazing
- Bright & Spacious Lounge
- Residential Parking





Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1326385)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	77
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC		