Simple Approach

Estate Agents

25F Dunkeld Road, Perth

PH1 5RN

Offers over £97,950

13-15 St Leonards Bridge, Perth, PH2 0DR
Tel: 01738 827864 Email: info@simpleapproachea.co.uk www.simpleapproachea.co.uk

25F Dunkeld Road, Perth, PH1 5RN

Simple Approach are delighted to welcome this spacious and well presented Flat on Dunkeld Road in the charming city of Perth, this delightful second-floor flat offers a perfect blend of comfort and convenience. With spacious accommodation throughout, the property features two generous bedrooms, ideal for both relaxation and restful nights. The bright and airy lounge provides an inviting space for entertaining guests or enjoying quiet evenings at home.

The flat is equipped with gas central heating, ensuring warmth and comfort during the colder months. Its prime location means you are just a stone's throw away from a variety of local amenities, including shops, cafes, and parks, making daily life both easy and enjoyable. Additionally, excellent transport links are readily available, providing easy access to the wider area.

This property is particularly suitable for a range of buyers, including investors looking to expand their portfolio and first-time buyers eager to step onto the property ladder. With its appealing features and convenient location, this flat presents a wonderful opportunity for those seeking a new home in Perth. Don't miss the chance to make this charming flat your own.

*** Please note that some images have been AI-generated to demonstrate the property's potential when staged. They are for illustrative purposes only and may not accurately reflect the current appearance or room proportions. ***

Lounge
12'1" x 15'6" (3.70 x 4.73)

Kitchen
8'7" x 7'4" (2.63 x 2.26)

Bathroom
6'11" x 9'6" (2.11 x 2.91)

Bedroom One
11'8" x 9'7" (3.56 x 2.93)

Bedroom Two
7'8" x 11'1" (2.36 x 3.39)

Wardrobe
3'2" x 4'1" (0.98 x 1.25)

01738 827864

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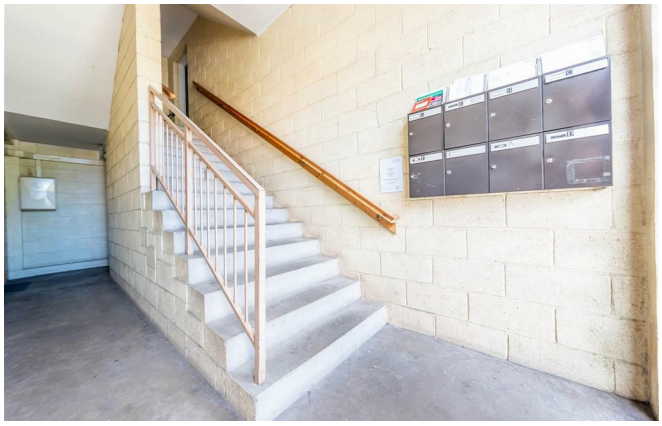
- Second Floor Flat
- Gas Central Heating & Double Glazing
- Great Transport Links
- Bright & Spacious Lounge
- Close To All Local Amenities
- Suitable for a range of buyers including investors and first-time purchasers
- Two Generous Bedroom
- Allocated Parking Spot
- Think this might be the property for you? Contact our mortgage team to discuss your options!



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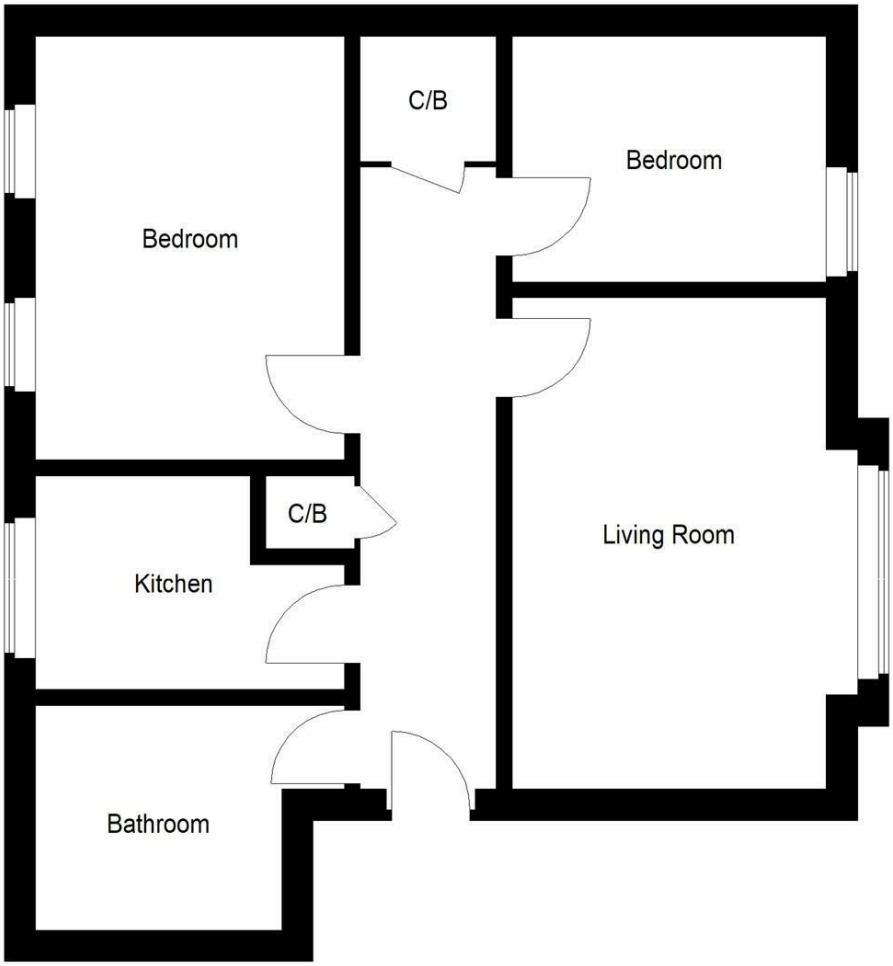

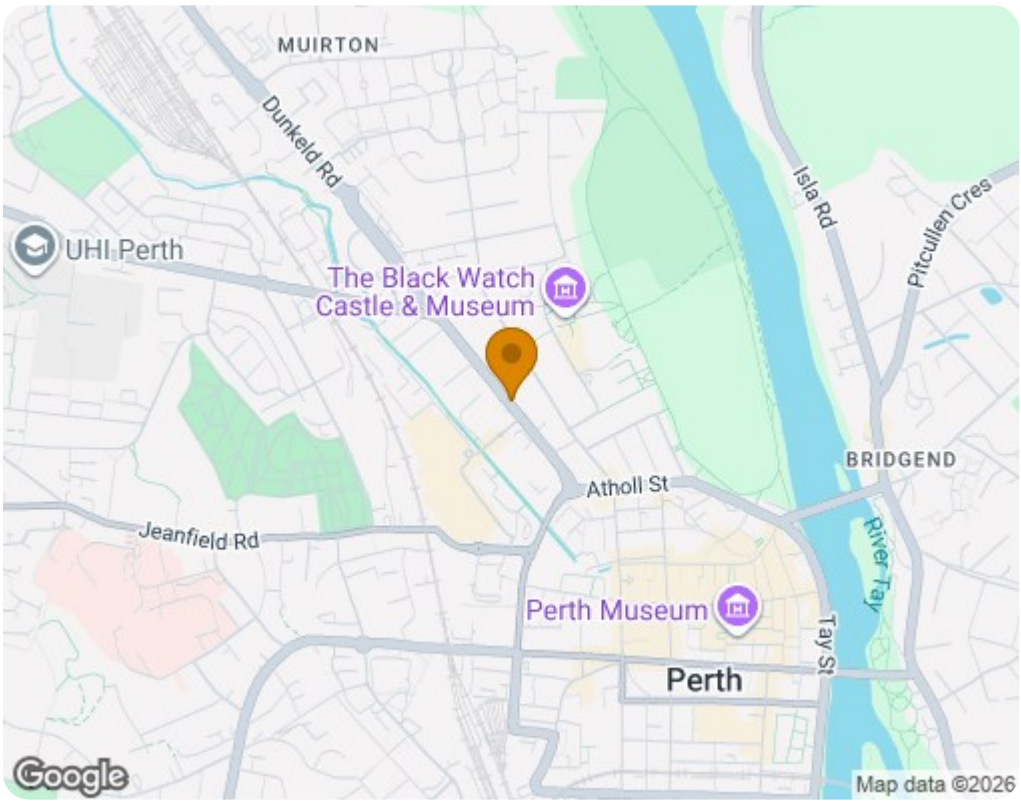

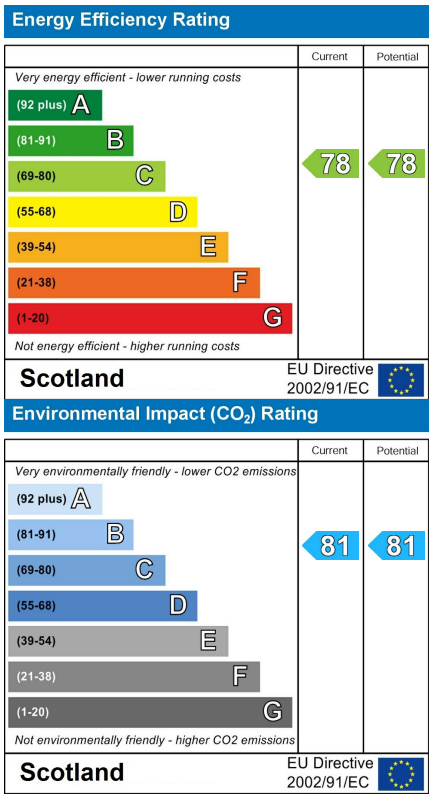

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