



11 Westray Court, Perth, PH1 3BT  
Offers over £95,000



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- Two double bedrooms
- Gas central heating
- Modern dining kitchen
- Excellent storage
- Move-in condition
- Fantastic elevated views
- Spacious living room
- Contemporary bathroom
- Residents' parking
- Double glazing

Located in a peaceful residential setting, this beautifully presented two-bedroom second floor apartment offers spacious accommodation, modern interiors and attractive open views towards woodland, making it an ideal first home, downsizing opportunity or buy-to-let investment.

The welcoming hallway provides excellent storage and leads into a generous, light-filled living room where large windows frame the pleasant outlook and create a bright, comfortable space to relax or entertain. The stylish dining kitchen has been tastefully upgraded with contemporary units, ample worktop space and room for everyday dining, making it both practical and sociable. There are two well-proportioned double bedrooms, with the principal bedroom benefiting from a built-in wardrobe while the second bedroom offers flexibility as a guest room, child's bedroom or home office. Completing the accommodation is a spacious, modern bathroom fitted with a white three-piece suite and shower over the bath. Externally, the property enjoys communal grounds and plentiful residents' parking. Positioned close to local amenities, schools and regular public transport links, it also offers easy access to Perth city centre, Inveralmond Industrial Estate and the A9 for commuting further afield. Combining generous room sizes, modern finishes and a convenient location, this is a move-in-ready apartment perfectly suited to a wide range of buyers.



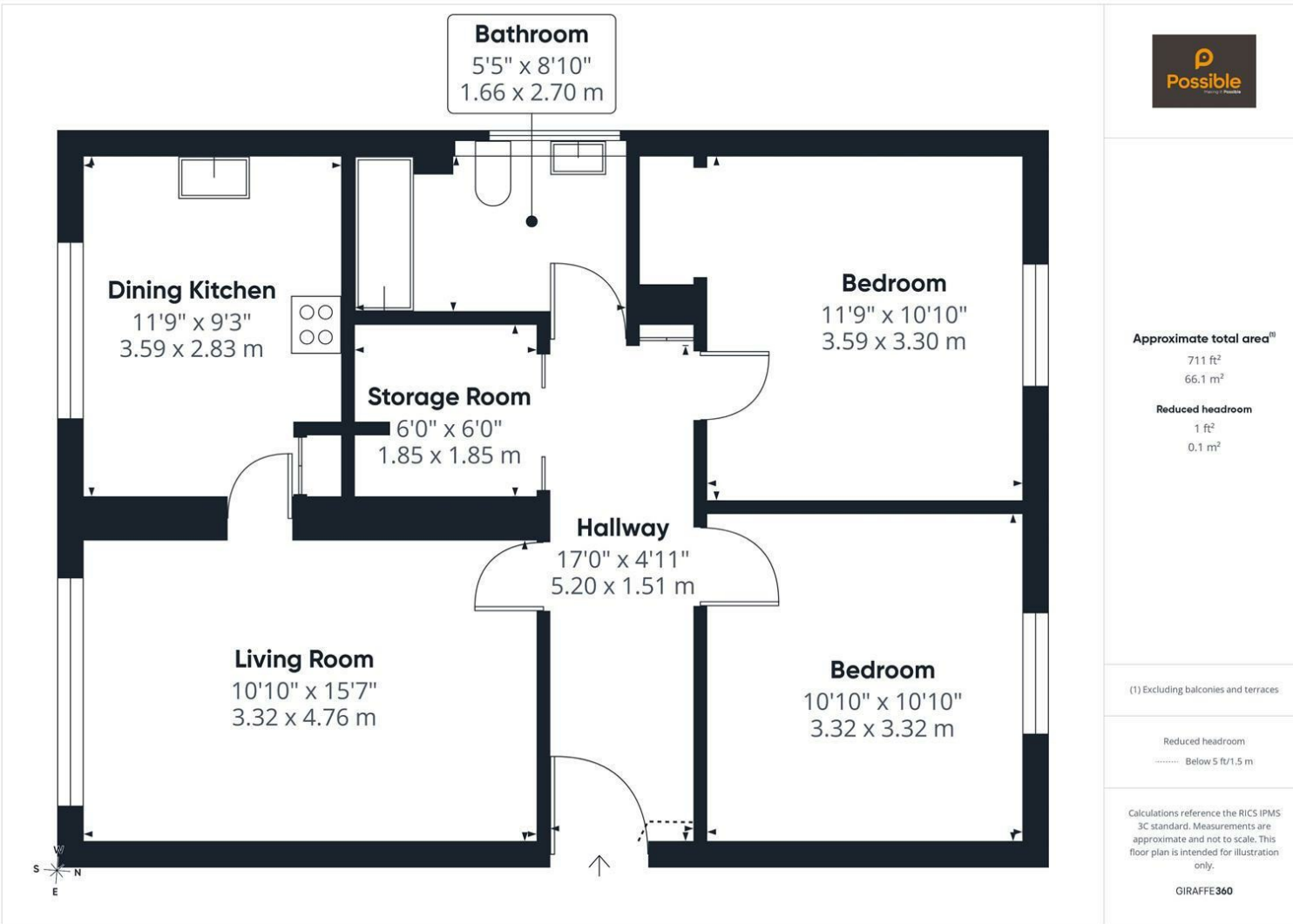


## Location

Westray Court is situated within a popular residential area on the north-west side of Perth, offering excellent convenience for a wide range of buyers. Local shops, supermarkets, schools and leisure facilities are all within easy reach, while regular bus services provide quick access to Perth city centre. The nearby Inveralmond Industrial Estate and Broxden roundabout make commuting particularly convenient, with the A9 connecting to Stirling, Edinburgh, Glasgow, Dundee and Inverness. Residents also enjoy access to nearby woodland walks, green spaces and recreational facilities, creating an ideal balance between peaceful surroundings and everyday convenience in one of Perth's most accessible locations.







**Approximate total area<sup>(1)</sup>**  
711 ft<sup>2</sup>  
66.1 m<sup>2</sup>

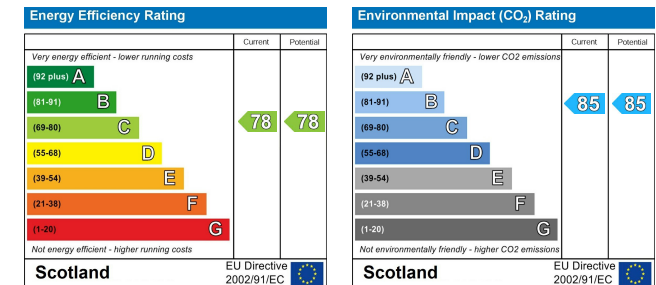
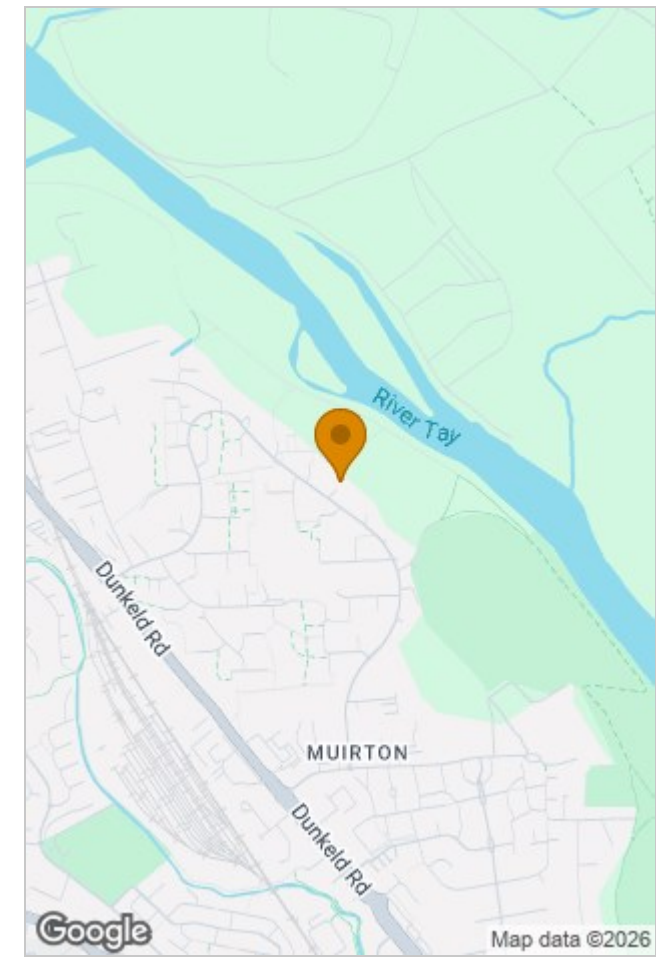
**Reduced headroom**  
1 ft<sup>2</sup>  
0.1 m<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
----- Below 5 ft/1.5 m

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.