



22 Florence Court Florence Place, Perth, PH1 5BL  
Offers over £130,000

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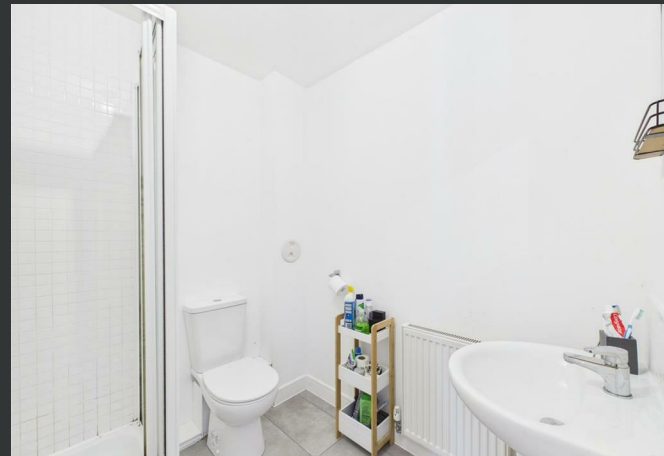
## 22 Florence Court Florence Place Perth, PH1 5BL

- Modern two-bedroom apartment
- Contemporary fitted kitchen
- Gas central heating
- Secure entry system
- Excellent storage space
- Spacious and bright living room
- Principal bedroom with en-suite
- Double glazing throughout
- Private parking to rear
- Convenient city location

Presented in move-in condition, this bright and spacious two-bedroom first floor apartment enjoys a convenient location within a modern residential development close to Perth city centre. Offering well-proportioned accommodation throughout, the property is ideally suited to first-time buyers, professionals, downsizers, or buy-to-let investors.

The welcoming entrance hallway provides access to all accommodation and benefits from useful storage. The generous living room is bright and comfortable, featuring large windows allowing excellent natural light and ample space for both relaxing and entertaining. The modern fitted kitchen offers a stylish range of contemporary wall and base units, quality worktops, integrated oven and gas hob, and space for dining. There are two well-sized double bedrooms, with the principal bedroom further benefiting from fitted wardrobes and a modern en-suite shower room. A contemporary family bathroom fitted with a three-piece suite and shower over bath completes the accommodation. Externally, the property enjoys maintained communal grounds together with private parking and additional visitor parking. Additional benefits include gas central heating, double glazing, and secure entry access. Located within easy reach of Perth city centre, local amenities, supermarkets, leisure facilities, and transport links are all readily accessible, making this an excellent opportunity for a wide range of purchasers.

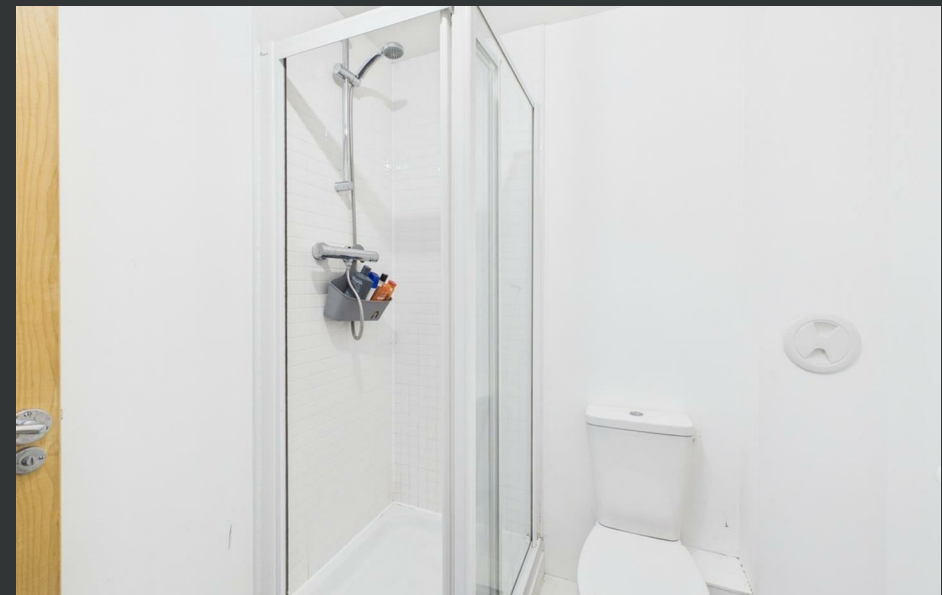
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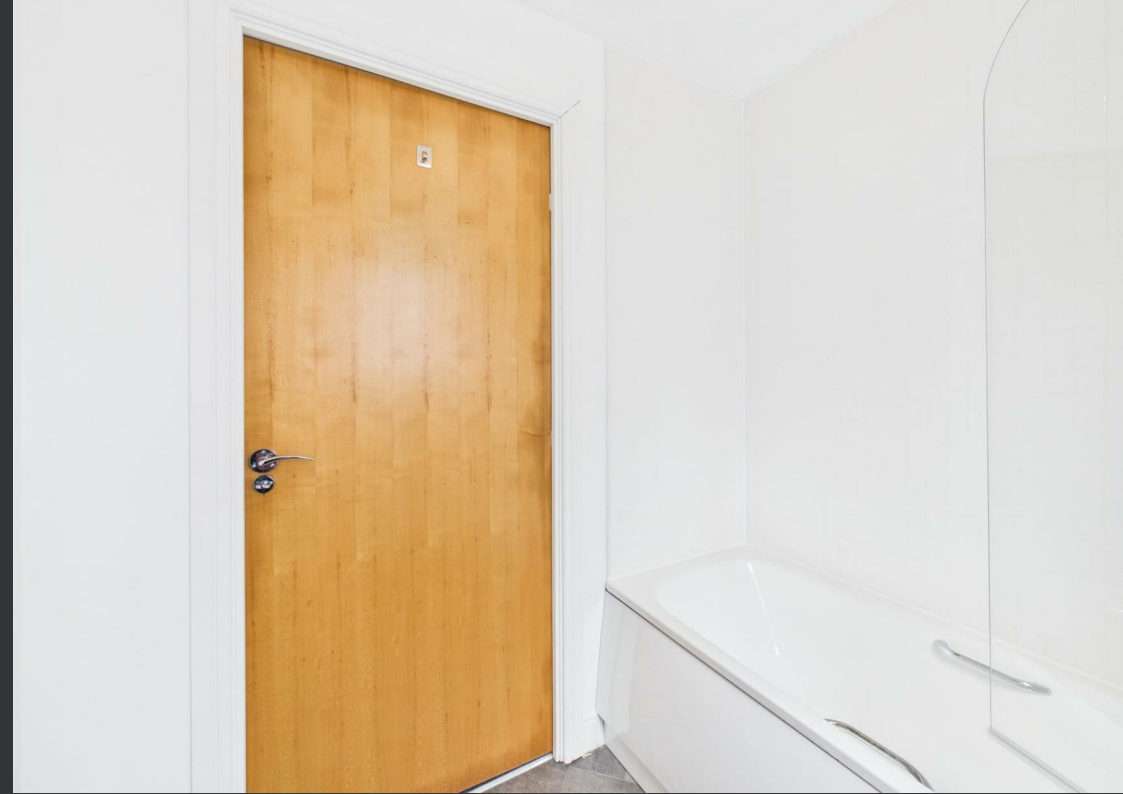


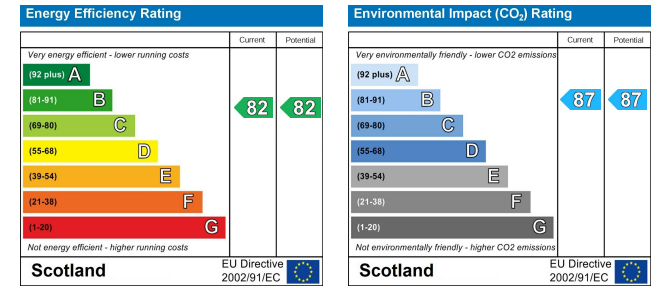
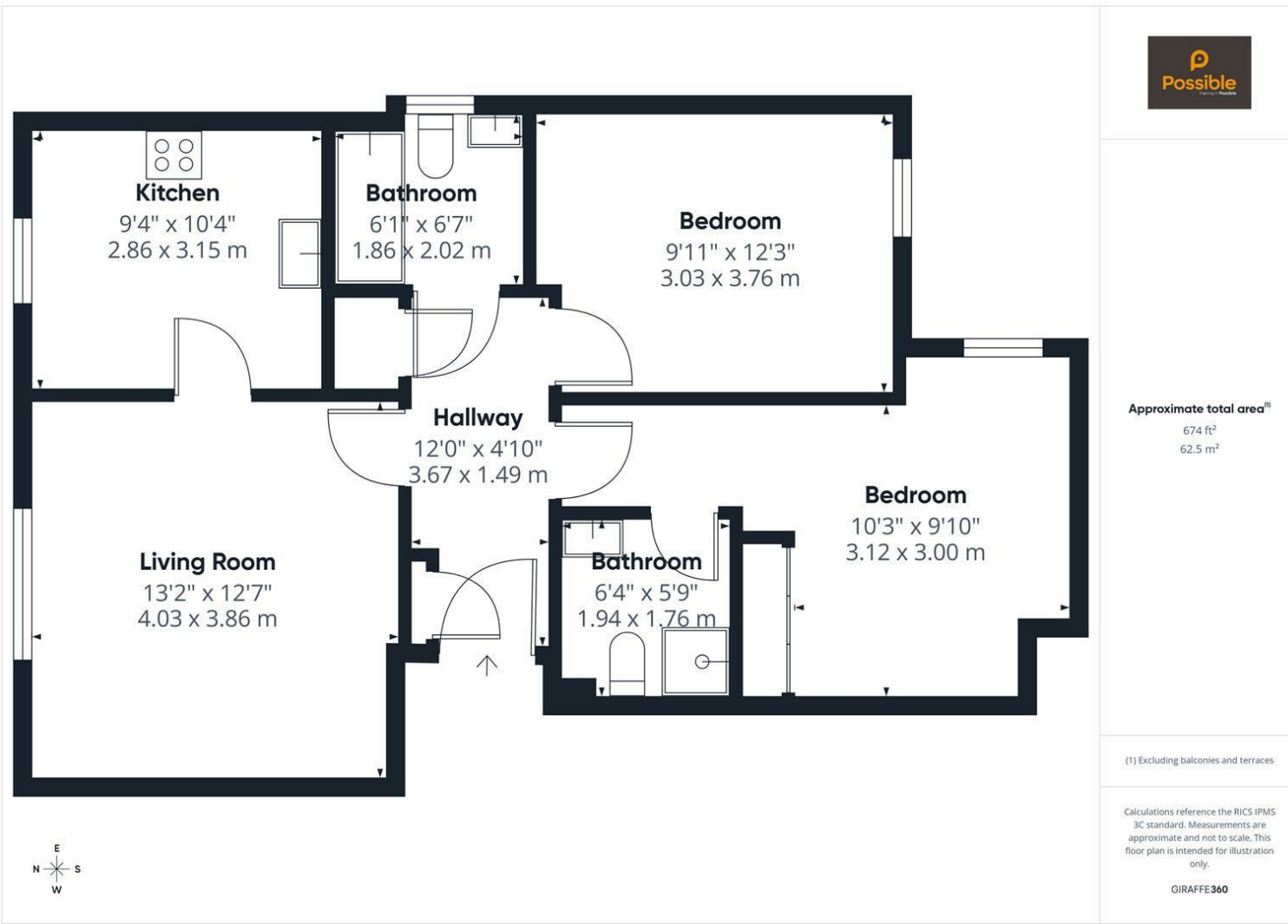


## Location

Florence Place is conveniently situated close to Perth city centre, offering excellent access to a wide range of local amenities including supermarkets, shops, cafés, restaurants, and leisure facilities. The nearby city centre provides excellent transport connections with regular bus services and Perth Railway Station offering routes to Dundee, Edinburgh, Glasgow, and Inverness. The area also benefits from easy access to the A9 motorway network, making it ideal for commuters. Perth is renowned for its attractive parks, riverside walks, and cultural attractions including Perth Theatre and Perth Concert Hall. This well-connected and convenient location is popular with professionals, first-time buyers, and investors alike.







## 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.

