

Simple Approach



31 Priory Place, Perth
PH2 0EA

Offers over £146,950

Situated on the highly sought-after Priory Place in Perth, this three bedroom spacious maisonette flat offers generous and versatile accommodation arranged over two levels, making it an excellent opportunity for a variety of buyers. The property is well presented throughout and offers a fantastic amount of living and bedroom space.

The first floor of this maisonette apartment comprises a bright and spacious lounge, providing a comfortable main living area, along with a good-sized kitchen, a generous double bedroom and a bathroom. Upstairs, there are two further generous bedrooms, with one benefiting from a large walk-in closet, as well as a second bathroom, making the upper floor particularly practical for family living or those requiring additional space.

Further benefits include gas central heating and double glazing throughout. Externally, the property enjoys a large private rear garden, offering a pleasant outdoor space for relaxing, entertaining or enjoying the warmer months.

Located on a popular and desirable street in Perth, this impressive maisonette offers spacious accommodation across two floors, excellent bedroom provision and a private garden, all within a highly sought-after area.

Lounge

12'5" x 19'5" (3.79 x 5.94)

Kitchen

8'7" x 10'8" (2.62 x 3.26)

Bedroom Three

10'3" x 10'7" (3.14 x 3.25)

Family Bathroom (Downstairs)

4'3" x 6'11" (1.32 x 2.13)

Bedroom One (Upstairs)

12'7" x 12'5" (3.86 x 3.81)

Walking Wradrobe

6'9" x 5'8" (2.07 x 1.75)

Bedroom Two (Upstairs)

11'6" x 8'6" (3.51 x 2.60)

Family Bathroom (Upstairs)

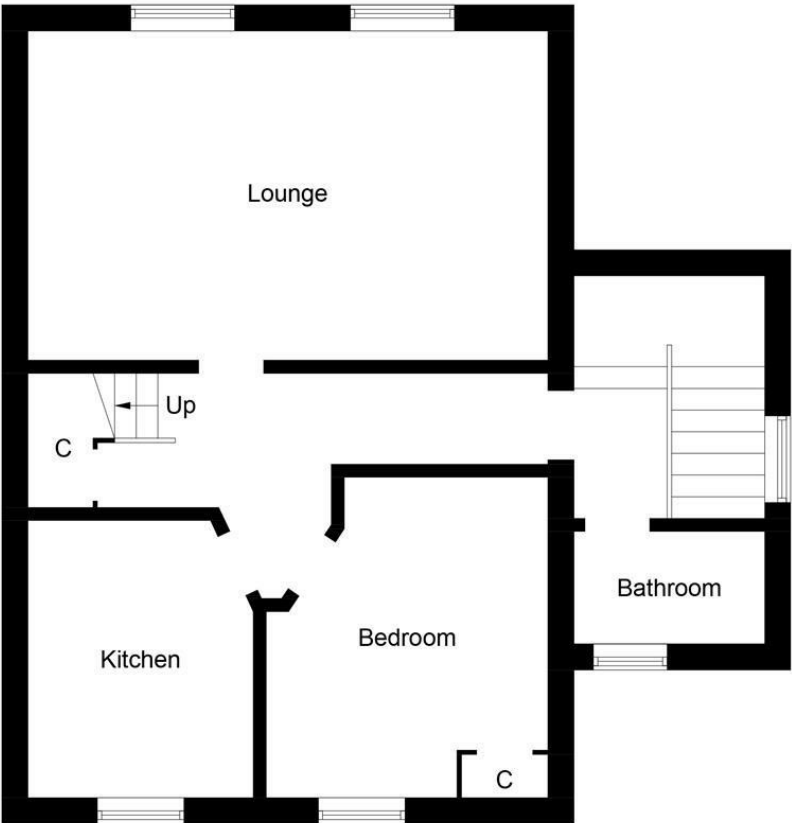
7'0" x 5'10" (2.14 x 1.79)



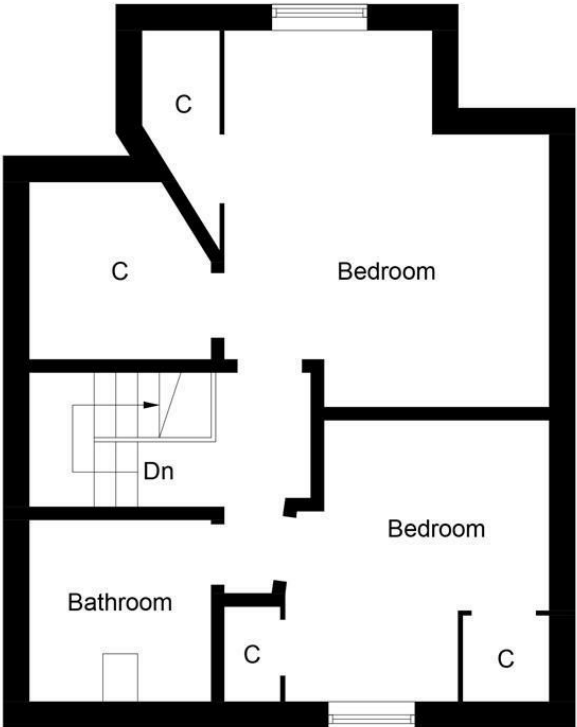


- Maisonette Flat This Property Doesn't Come With Parking On Street Parking Is 1 Minute Away
- Gas Central Heating & Double Glazing
- Close To All Local Amenities Including The Bus & Train Stations
- Three Generous Bedrooms
- Large Private Rear Garden
- Bright & Spacious Lounge
- Sought After Craigie Location

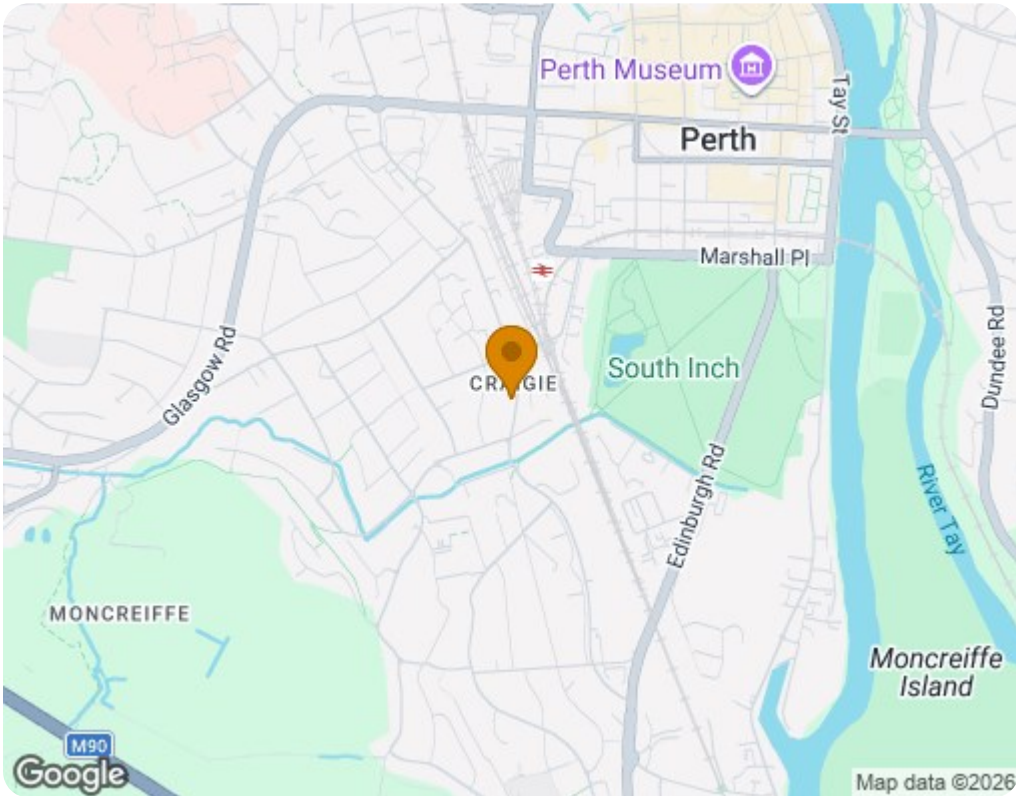




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	59	
(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		
(69-80) C		75
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC		