

Simple Approach



**25 Malvina Place, Perth
PH1 5DY**

Offers over £119,950

Situated within a highly sought-after residential area of Perth, this spacious ground floor flat on Malvina Place offers generous accommodation throughout and is ideally suited to a wide range of buyers, including first-time purchasers, downsizers, and buy-to-let investors.

The property comprises a bright and welcoming lounge, a well-proportioned kitchen, three sizeable bedrooms, and a modern shower room, all conveniently arranged across one level. The accommodation benefits from gas central heating and double glazing, ensuring comfort and efficiency throughout the year.

Externally, the property enjoys the rare advantage of both private front and rear garden grounds, providing excellent outdoor space for relaxing, entertaining, or gardening. A private driveway offers convenient off-street parking, adding further appeal to this attractive home.

Located in the desirable area of Malvina Place, the property is within easy reach of local amenities, schooling, transport links, and Perth City Centre, making it an excellent choice for those seeking a well-located home with spacious accommodation and fantastic outdoor space.

Lounge

14'0" x 13'6" (4.27 x 4.14)

Kitchen

9'6" x 8'11" (2.92 x 2.72)

Bedroom One

12'2" x 12'4" (3.71 x 3.77)

Bedroom Two

13'3" x 8'11" (4.05 x 2.72)

Bedroom Three

9'5" x 10'4" (2.88 x 3.16)

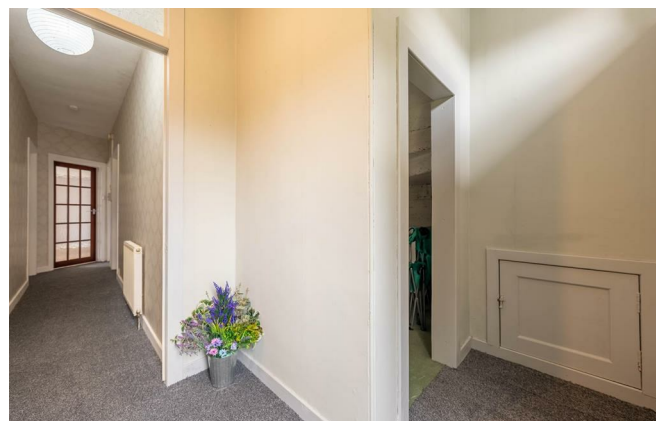
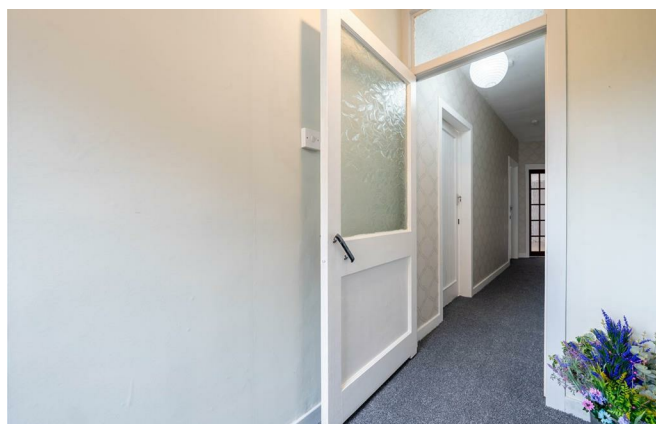
Shower Room

4'11" x 8'9" (1.51 x 2.69)





- Ground Floor Flat
- Private Front & Rear Garden
- Spacious Accommodation
- Three Bedrooms
- Private Driveway
- Bright & Spacious Lounge
- Gas Central Heating & Double Glazing



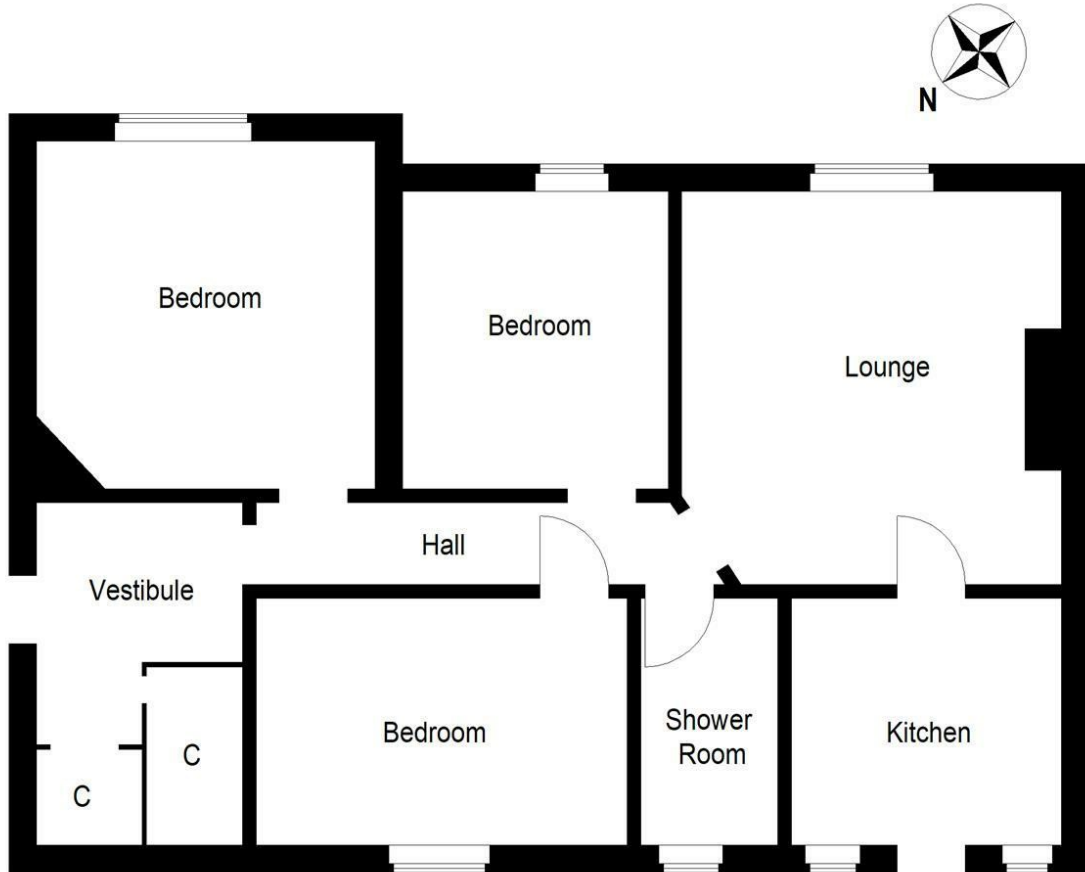
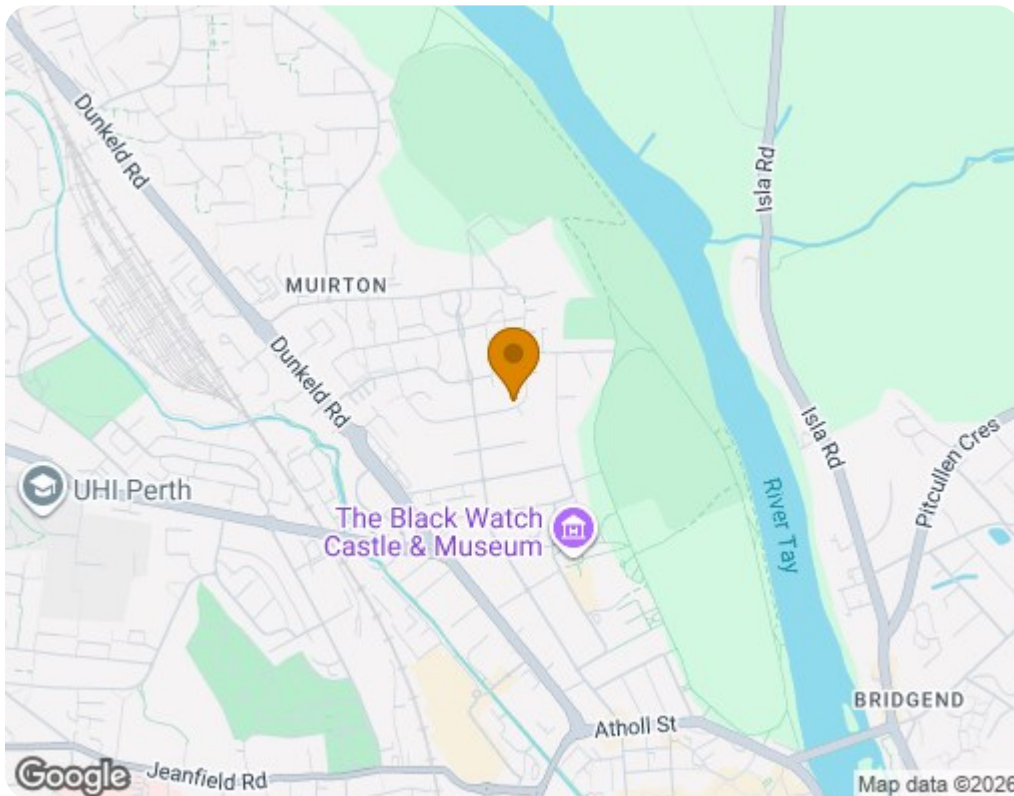


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1312299)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	68	72
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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	73	77
EU Directive 2002/91/EC		