

Simple Approach



**54 Tweedsmuir Road, Perth
PH1 2EZ**

Offers over £117,950

Welcome to this charming ground floor flat located on Tweedsmuir Road in the picturesque city of Perth. This delightful property boasts two generous bedrooms, making it an ideal choice for first-time buyers, downsizers, or savvy investors seeking a promising opportunity in the housing market.

As you enter, you will be greeted by a bright and inviting lounge that offers a perfect space for relaxation and entertaining. The sizeable kitchen is well-appointed, providing ample room for culinary creations and family gatherings. The flat also features a well-designed shower room, ensuring convenience and comfort for all residents.

With gas central heating and double glazing throughout, this home promises warmth and energy efficiency, making it a cosy retreat during the colder months. Additionally, the property benefits from ample on-street parking, providing ease of access for both residents and visitors alike.

The private front area adds a touch of exclusivity, allowing you to enjoy a bit of outdoor space in a tranquil setting. This flat is not only spacious but also well-maintained, making it a wonderful place to call home.

Situated in a friendly neighbourhood, this property is conveniently located near local amenities, parks, and transport links, ensuring that everything you need is within easy reach. Don't miss the chance to view this lovely flat, which offers a perfect blend of comfort, space, and practicality in the heart of Perth.

Lounge
14'3" x 13'0" (4.36 x 3.98)

Kitchen
13'0" x 10'9" (3.98 x 3.29)

Bedroom One
10'1" x 11'8" (3.09 x 3.56)

Bedroom Two
15'0" x 10'0" (4.59 x 3.07)

Shower Room
5'6" x 6'7" (1.69 x 2.03)





- Ground Floor Apartment
- Bright Lounge
- Ample On Street Parking
- Think this might be the property for you? Contact our mortgage team to discuss your options!
- Spacious Accommodation Throughout
- Gas Central Heating & Double Glazing
- Highly Sought After Location
- Two Generous Bedrooms
- Private Front & Rear Garden
- Ideal For First Time Buyers, Downsizers & Investors



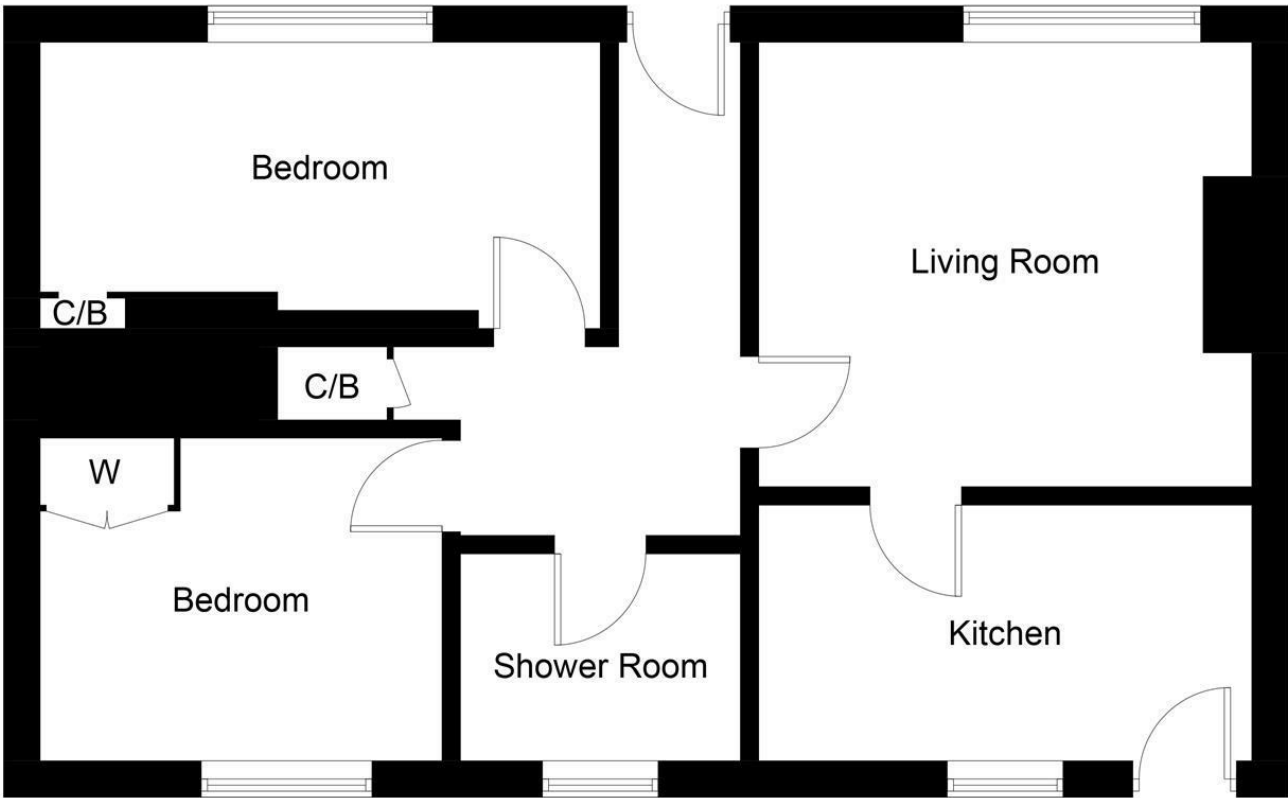
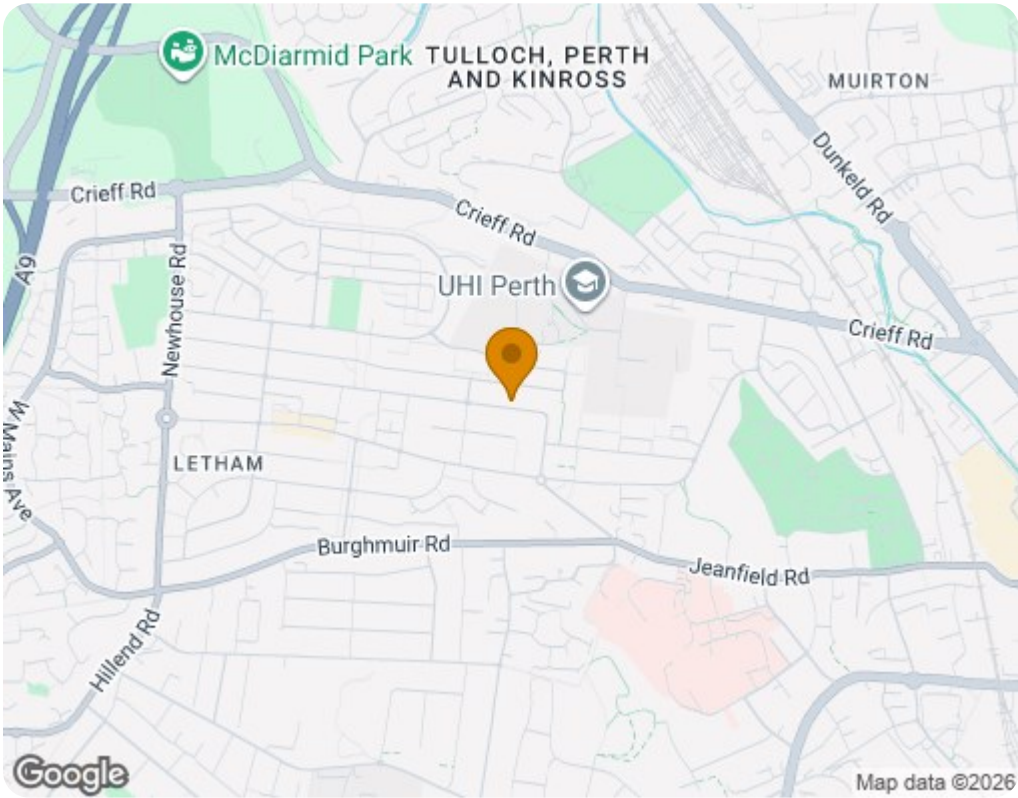


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1321043)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	73
(55-68) D		
(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	69	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC		