



108 Monart Road, Perth, PH1 5UQ
Offers over £147,500



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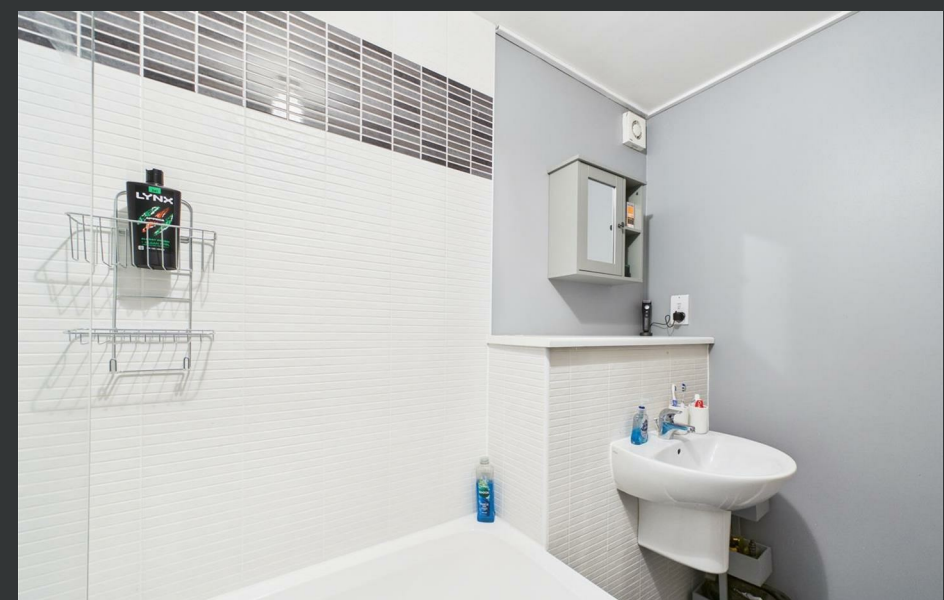
- Modern two-bedroom apartment
- Two well-proportioned bedrooms
- Secure communal entry system
- Well-maintained communal grounds
- Ideal for first-time buyers or investors
- Spacious open-plan kitchen and living area
- Modern bathroom with shower over bath
- Double glazing and gas central heating
- Allocated parking space with security bollard
- Convenient location close to Perth city centre

Located within a modern residential development in Perth, this well-presented two-bedroom apartment offers bright, spacious accommodation ideally suited for first-time buyers, professionals or investors.

The property is accessed via a secure communal entrance and opens into a welcoming hallway with useful storage. The main living space is a generous open-plan kitchen and living area, providing a comfortable setting for both relaxing and entertaining. The kitchen is fitted with a range of modern units and integrated appliances, while the living area offers ample space for lounge and dining furniture. The apartment features two well-proportioned bedrooms, both benefiting from excellent natural light. The main bedroom further benefits from a private en-suite shower room, offering added convenience and privacy. A modern family bathroom, fitted with a bath and overhead shower, serves the remainder of the property. Further benefits include double glazing, gas central heating and secure entry to the building. Externally, the development enjoys well-maintained communal grounds along with an allocated parking space with a security bollard. Situated in a convenient location, the property is within easy reach of Perth city centre and its wide range of shops, restaurants, leisure facilities and transport links. This attractive apartment presents an excellent opportunity to acquire a comfortable and well-located home in one of Perth's popular residential areas.

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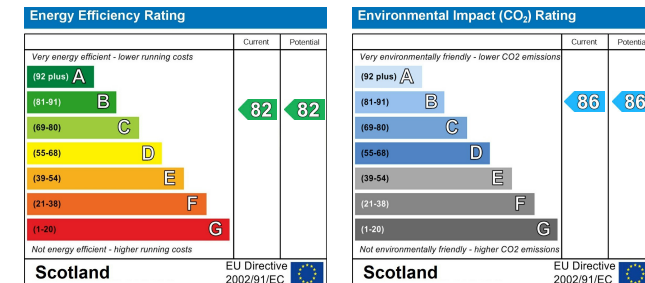
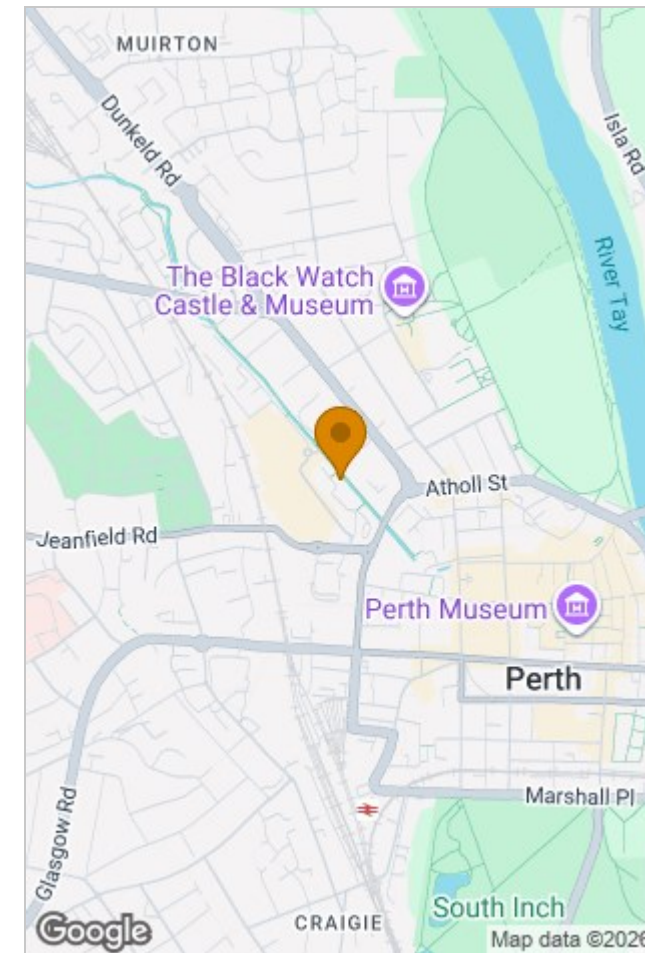
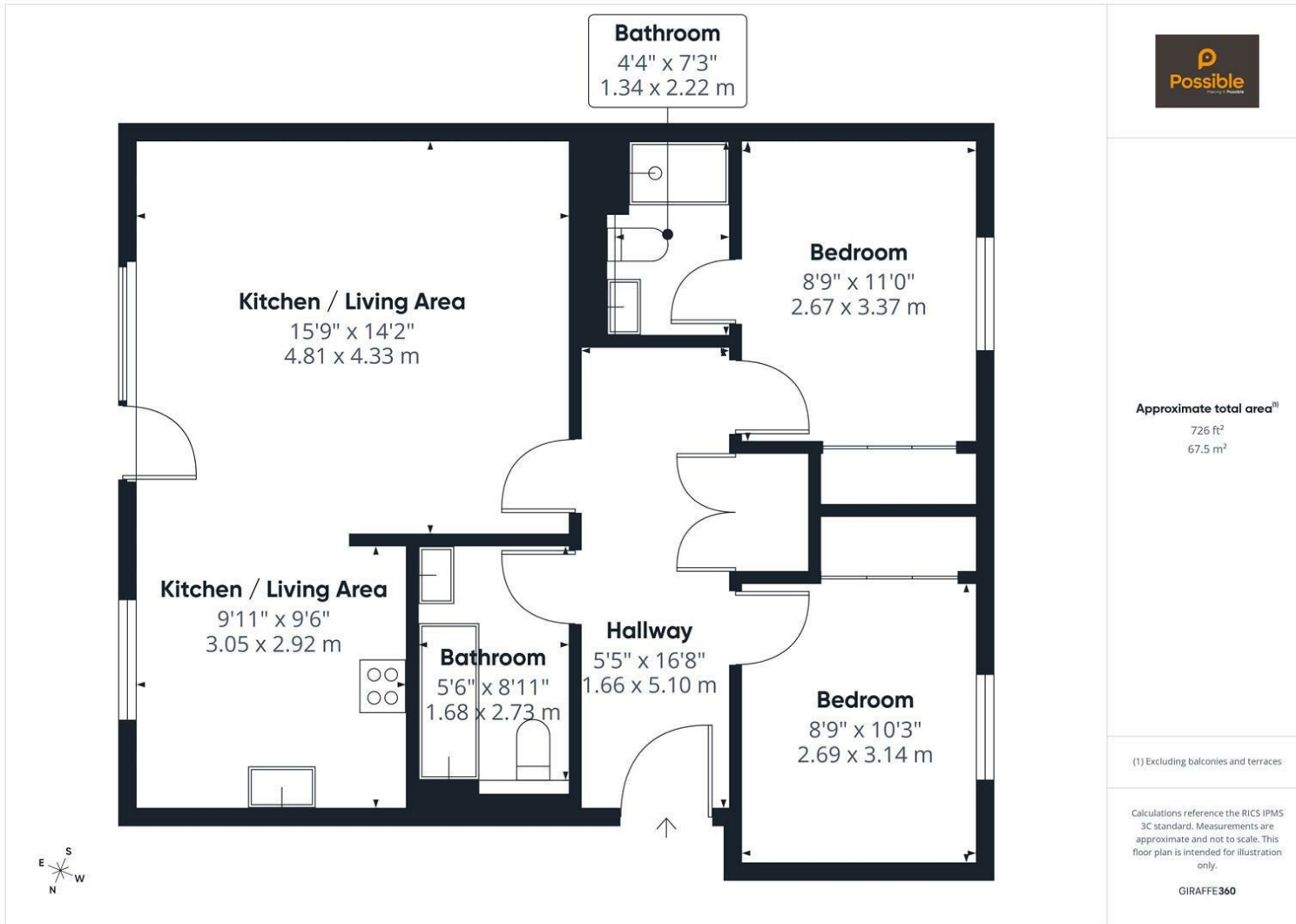




Location

Monart Road is situated within a modern residential development in Perth, offering convenient access to a wide range of local amenities. Perth city centre is just a short distance away, providing excellent shopping, restaurants, cafés, leisure facilities and cultural attractions. The area benefits from good public transport links and easy access to the main road network including the A9 and M90, making commuting to Dundee, Stirling, Edinburgh and Glasgow straightforward. Nearby green spaces and the River Tay provide opportunities for walking, cycling and outdoor recreation. Perthshire's surrounding countryside is renowned for its scenic beauty, making the location ideal for those who enjoy both city convenience and outdoor lifestyle opportunities.





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.

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