Simple Approach

Estate Agents

146 Monart Road, Perth
PH1 5UQ

Offers over £149,950

13-15 St Leonards Bridge, Perth, PH2 0DR
Tel: 01738 827864 Email: info@simpleapproachea.co.uk www.simpleapproachea.co.uk

146 Monart Road, Perth, PH1 5UQ

Simple Approach are delighted to welcome this spacious and beautifully presented top floor apartment on Monart Road to the residential sales market. Set within walking distance of Perth City Centre this property could not be better located for its quick access to all local amenities found nearby. This superb property offers open plan living space flowing perfectly from the modern fitted kitchen with integrated dishwasher and large breakfast bar dining through to lounge area with Juliette balcony which allows for plentiful natural light to flood in. Further comprising of a chic bathroom, two generous bedrooms with inbuilt storage and a master ensuite. Boasting stunning views towards Kinnoull Hill you can see for miles and watch the sunrise with a morning coffee. This stunning property further benefits from modern features such as beautiful real wood flooring, gas central heating, double glazing and allocated parking making it the perfect purchase for any first time buyer, mature buyer or small family looking to move into a fantastic home . Viewing is absolutely essential in order to appreciate the full package on offer, as well as the excellent location. Factor Fee Between £280-£230 Per Quarter

*** Please note that some images have been AI-generated to demonstrate the property's potential when staged. They are for illustrative purposes only and may not accurately reflect the current appearance or room proportions. ***

Lounge
14'2" x 15'11" (4.32 x 4.86)

Kitchen
10'0" x 10'0" (3.05 x 3.07)

Bedroom One
8'10" x 11'1" (2.70 x 3.40)

Ensuite Shower Room
5'4" x 7'4" (1.64 x 2.24)

Bedroom Two
8'9" x 10'4" (2.69 x 3.17)

Bathroom
5'5" x 10'9" (1.67 x 3.3)

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- Two Bedroom, Top Floor Apartment With Spectacular Views Over Perth
- Gas Central Heating And Double Glazing
- En-Suite Master Bedroom
- Factor Fee Between £280-230 Per Quarter
- Julliette Balcony
- Brand New Boiler Fitted Jan 2026 - Worcester 200
- Highly Sought After Location With Allocated Parking
- Close To All Local Amenities
- Think this might be the property for you? Contact our mortgage team to discuss your options!

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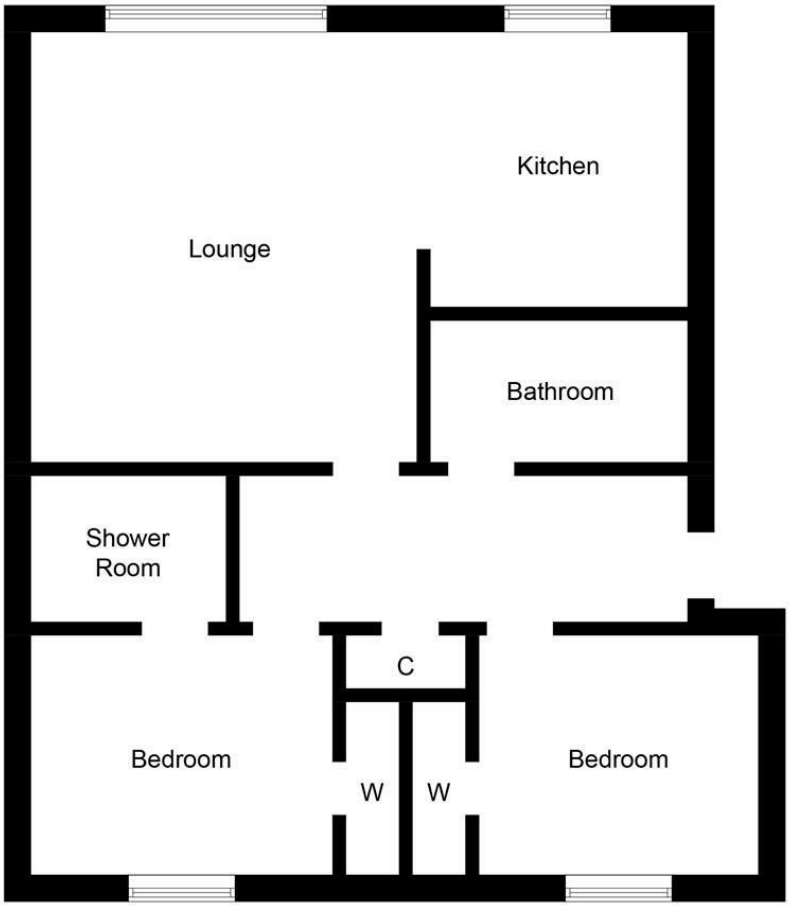

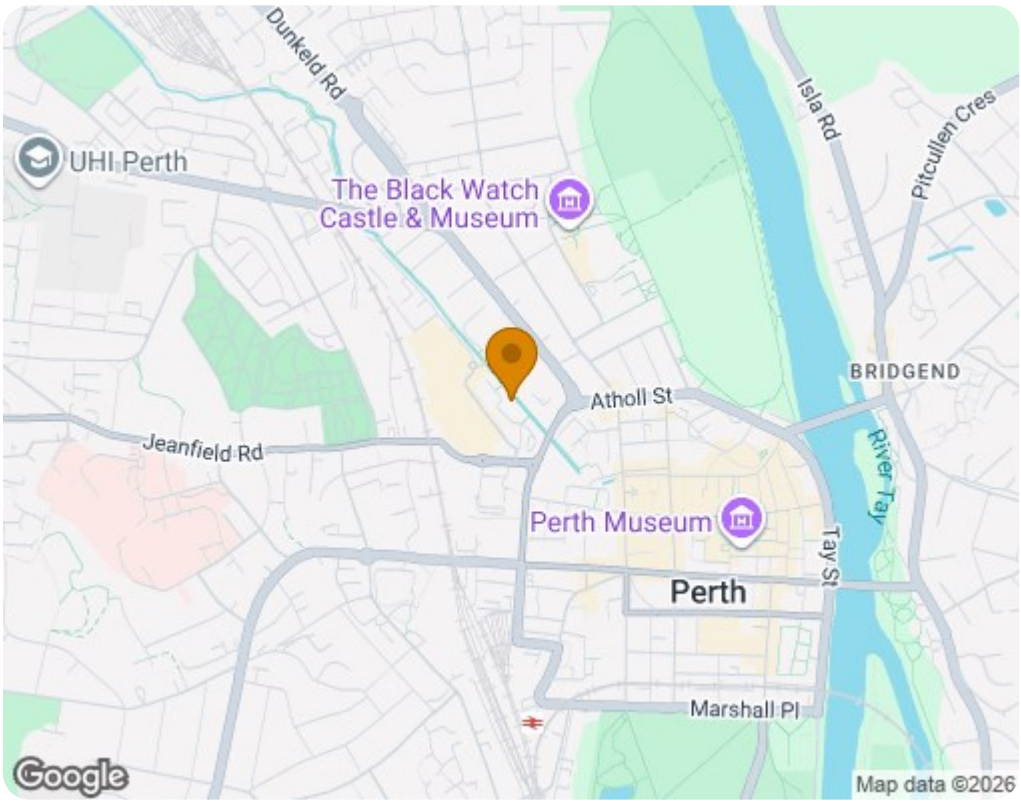

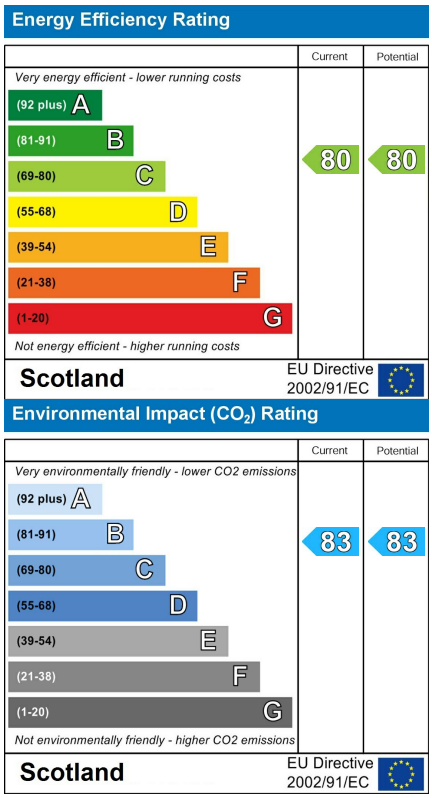

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