





Enjoying a convenient, central location is this attractive 1 bed flat benefiting from double glazing, electric heating and pleasant living space throughout.

The property is entered via a well maintained communal close and comprises of a welcoming central hallway with two storage cupboards, a generous lounge with feature fireplace, a breakfasting kitchen fitted with a modern range of base and wall units with built-in microwave, oven and hob and freestanding washer/dryer, fridge and freezer, an attractive bathroom fitted with WC, wash-hand basin and bath with shower over and one bedroom.

**Viewing**

By appointment please through  
Clyde Property Perth

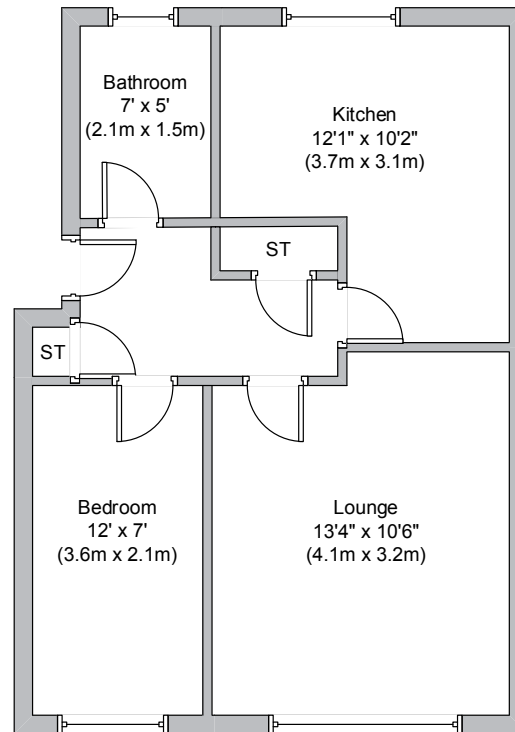
01738 507070  
perth@clydeproperty.co.uk  
we're available till 8pm every day

**EER Rating** Band tbc

**Property Ref** XW0255



## Accommodation layout & measurements



Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only. Floorplans are for illustration only and may not be to scale. All measurements are taken from longest and widest points. Clyde Property exercise a policy of using recycled paper for all their printed material



### Location

The Fair City of Perth offers all everyday amenities including Primary and Secondary schooling, local shops and supermarkets. Nearby motorway links allow easy travel throughout Central Scotland with Glasgow, Aberdeen and Edinburgh readily accessible. Perth has an excellent public transport system servicing the area including regular bus and rail networks.

For Satellite Navigation directions please enter the postcode: PH1 1SA

Contact us 7 days a week, 363 days a year until 8pm every day

 **clyde**  
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