



2 Vasart Court, Perth, PH1 5QZ

Offers over £142,000

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We are pleased to bring to the market this well presented ground floor flat located on the outskirts of Perth City Centre. The bright and spacious property has been freshly decorated throughout and benefits from gas central heating and double glazing. With the added bonus of private parking, this property will appeal to a wide range of buyers and early viewing is recommended.

The location is ideal for those who enjoy city living with the many restaurants and excellent shopping facilities nearby. Perth Theatre and the Concert Hall, are a few minutes walk away. Both the North and South Inch parks are in close proximity. The ease of access to the M90 motorway network at Broxden and Inveralmond allows for commuting to Dundee, Edinburgh and throughout the Central Belt. The bus and rail stations are also a short walk away.

EPC - C



DESCRIPTION

The property has the security of an entry system giving access to the well maintained communal hall and stairway. A factor is responsible for the upkeep of all the internal and external communal areas.

A spacious and welcoming hall gives access to all the accommodation and has three generous sized storage cupboards. The lounge has front facing double glazed windows giving a good degree of natural light into the room.

The property benefits from a good sized breakfasting kitchen fitted with a good range of wall and base units with contrasting work surfaces and splash back tiling. The integrated appliances comprise gas hob with stainless steel chimney hood above, electric oven, washing machine and fridge freezer. 1½ stainless steel sink unit. The central heating boiler is situated in a cupboard. Front facing double glazed window.



A generously proportioned master double bedroom with rear facing double glazed window. Built-in double wardrobe with mirror sliding doors. A door leads to the ensuite shower room that is fitted with a WC and wash hand basin in a vanity unit. Tiled shower cubicle with mains shower. Extractor fan. There is a second double bedroom with rear facing double glazed window. Built-in double wardrobe with mirror sliding doors. The bathroom is partly tiled and fitted with a WC and wash hand basin in vanity unit with large mirror above and bath. Extractor fan.

MEASUREMENTS

Hall - 17'4 x 6'2 (5.28m x 1.88m) (max measurements)
Lounge - 13'9 x 12'9 (4.19m x 3.89m)
Kitchen - 13'6 x 11'4 (4.11m x 3.45m)
Bedroom 1 - 11'5 x 10'7 (3.48m x 3.23m)
Ensuite Shower Room - 5'8 x 4'1 (1.73m x 1.24m)
Bedroom 2 - 11'5 x 9'3 (3.48m x 2.82m)
Bathroom - 6'11 x 6'11 (2.11m x 2.11)

ITEMS INCLUDED

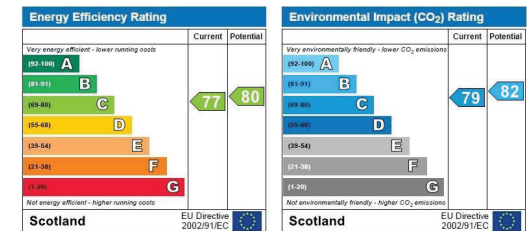
All floor coverings, light fittings and blinds where fitted. Appliances as stated in the kitchen.

VIEWING

Full details of this property can be viewed on our website: www.kippencampbell.com and at www.pspc.co.uk. To arrange to view please contact Kippen Campbell Property Services, 62 South Street, Perth on 01738 638283. Viewing can also be arranged via Perthshire Solicitor Property Centre when this office is closed. Monday - Friday 5.30pm - 9pm, Saturday 9am to 4pm and Sunday 10am to 4pm on 01738 635301

NOTES

Any electrical appliances including any central heating systems are not warranted by the agents. Purchasers should satisfy themselves as to their condition. The measurements have been taken by an ultrasonic distance measurer and are therefore approximate.



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62 South Street, Perth, PH2 8PD
T: 01738 638283
F:
claire@kippencampbell.co.uk
www.kippencampbell.co.uk

Zoopla.co.uk

SPC SCOTLAND spcscotland.co.uk


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