



**NeilWhittet**  
solicitors and  
estate agents

19 Closeburn Terrace,  
65 Feus Road, Perth, PH1 2AX  
Offers Over £124,995



19 Closeburn Terrace, 65 Feus Road, Perth, PH1 2AX  
Offers Over £124,995

Beautifully presented, first floor, two bed flat with secure entry system, perfectly located for access to Perth City Centre, walking distance of Perth College, St Catherines Retail Park. Gas central heating, double glazing, shared garden to rear with shed, on street parking. Great first time buy.

Accommodation –

Welcoming bright entrance, laid with wood effect laminate flooring, two large storage cupboards, one housing the boiler.

Lounge – 5.85m x 3.36m (approx)

Spacious naturally bright room with bay window, wood effect laminate flooring.

Kitchen/Diner – 4.67m 2.24m (approx)

Great sized kitchen with selection of wall and base units, marble effect work surfaces, partially tiled splash back, gas hob & electric oven. Wood effect laminate flooring. Space for dining furniture & white goods.



Bedroom 1 – 4.77m x 3.36m (approx)  
Exceptionally spacious double to the front of the property, ample space for free standing furniture, triple mirrored wardrobes, carpeted.

Bedroom 2 – 3.94m x 3.22m (approx)  
Another good sized double, ample space for free standing furniture, carpeted.

Bathroom – 2.86m x 1.39m (approx)  
Fresh white three piece suite consisting of wc, basin and bath with electric shower, glazed screen and partially tiled, tiled flooring.

External –  
Well kept communal hallway with secure entry system, mid landing storage cupboard, to the rear is a shared garden mainly laid to lawn, private shed.



Burdens –

EPC - C

Council Tax Band - C

Note: While Neil Whittet Solicitors make every effort to ensure all particulars are correct and given in good faith any intending purchasers should satisfy themselves by inspection or to the correctness of each of them.



Abernethy

Almondbank

Bankfoot

Coupar Angus

Luncarty

Murthly

Newburgh

Perth

Ruthvenfield

Scone

Stanley

St Madoes

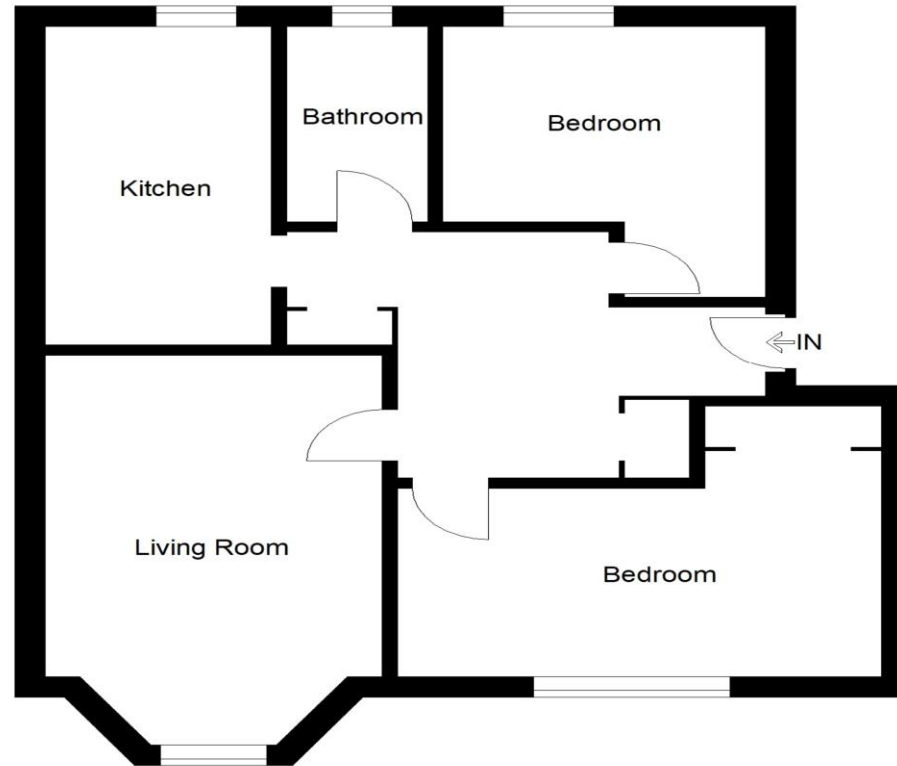


Illustration For Identification Purposes Only. Not To Scale

**NeilWhittet**  
solicitors and  
estate agents

25 Barrosa Street, Perth PH1 5NF

Tel: 01738 628900  
Email: [ajr@neilwhittet.co.uk](mailto:ajr@neilwhittet.co.uk)

**Zoopla**

**SPC** SCOTLAND  
[spcscotland.co.uk](http://spcscotland.co.uk)

  
**Perthshire Solicitors  
Property Centre**