



Flat 9 Beaumont House  
15 St Johns Place,  
Perth, PH1 5SZ  
Offers Over £99,995





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Beautifully presented, 2<sup>nd</sup> floor, one bed apartment situated within Beaumont House, overlooking the historic City Hall and St Johns Kirk. Secure entry system & CCTV system, lift access. Ideally located in Perth City Centre with easy access to many shops, restaurants, bars and Perth Museum which is due to open 2024. Would suit a variety of purchasers.

Accommodation –

Entrance hallway with entry system phone, carpeted, walk in storage cupboard.

Lounge – 5.34m x 3.74m (approx)

Lovely, bright public room with two large picture windows towards the City Hall and St Johns Kirk. Wood effect laminate flooring. Freshly decorated.





Bathroom – 2.00m x 2.00m (approx)  
Lovely white three piece suite consisting of WC, basin with vanity unit, bath with mains shower, partially tiled, vinyl flooring.

Kitchen/Diner – 4.67m x 2.74m (approx)  
Great sized room with a good selection of wall and base units, marble effect work surfaces and splashback, stainless steel sink, ceramic hob and electric oven, space for white goods including fridge, freezer and dishwasher. Wood effect vinyl flooring. Ample space for dining furniture.

Home Office – 3.10m x 2.52m (approx)  
Convenient study area with bespoke storage cupboard with plumbing for washing machine. Ideal for anyone working from home. Partially carpeted, tile effect vinyl.



WC – 1.84m x 1.10m (approx)  
Fresh white two piece suite, vinyl flooring.  
Storage



The carpeted communal area is well maintained by factors with mail boxes, communal sitting area which is covered by CCTV and lift access.

Extras – Factoring charge is £60.00pcm which covers, maintaining communal area, buildings insurance and lift maintenance.

Burdens –  
EPC - B

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



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Almondbank

Bankfoot

Coupar Angus

Luncarty

Murthly

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Perth

Ruthvenfield

Scone

Stanley

St Madoes

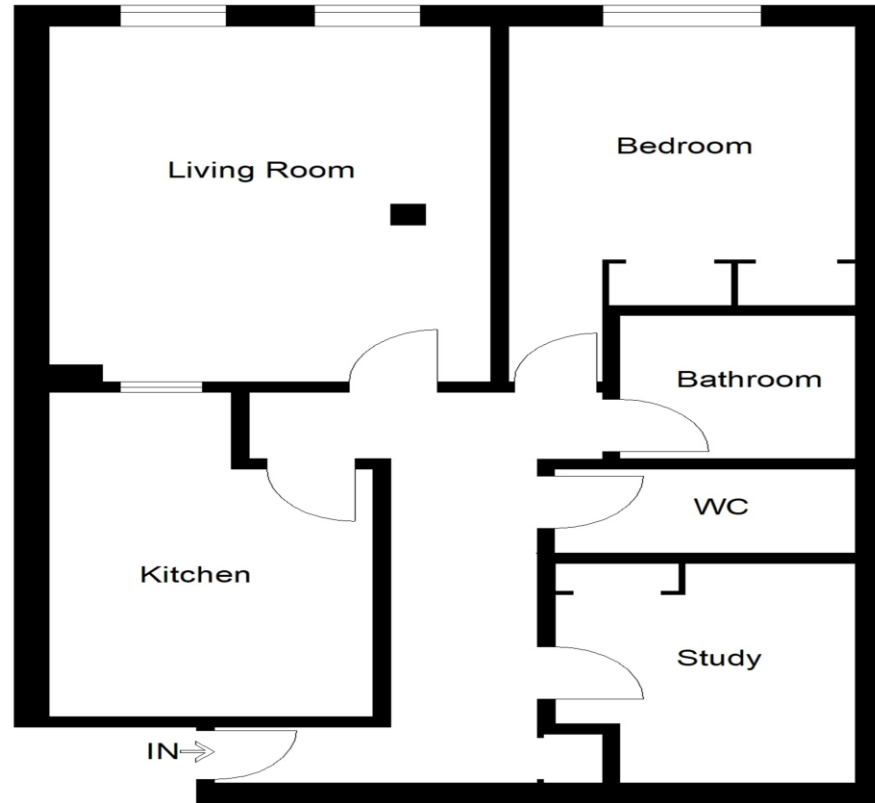


Illustration For Identification Purposes Only. Not To Scale

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