



NeilWhittet
solicitors and
estate agents

22D Abbot Street,
Perth, PH2 0EE
Offers Over £109,995

www.neilwhittet.com



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Lovely first floor, 2 bed flat with secure entry system, shared communal enclosed garden, gas central heating and double glazing, situated in the popular Craigie area with local amenities closeby, walking distance of bus and train stations and City Centre, on street parking. Fantastic first time buy or buy to let investment.

Accommodation –

Entrance Hallway –

Welcoming entrance laid with solid wood flooring. Secure entry phone.

Lounge – 4.15m x 4.10m (approx)

Lovely bright spacious room with original decorative cornicing, ceiling rose and picture railing. Shelved wall press. Gas fire with fire surround and tiled hearth. Carpeted

Bathroom – 2.18m x 1.45m

Modern white three piece suite consisting of wc, basin with vanity unit, bath with glazed shower screen and electric shower. Partially tiled.





Kitchen – 3.90m x 2.10m (approx)

Overlooking the well-kept communal garden, fitted with a selection of wall and base units, marble effect work surfaces, stainless steel splashback. Free standing cooker and fridge freezer will remain. Vinyl flooring.

Bedroom 1 – 4.05m x 2.77m (approx)

Spacious double to front of property with built in mirrored wardrobes, space for free standing furniture. Open coal fire which would need to be checked before use. Carpeted.

Bedroom 2 – 3.20m x 3.18m (approx)

Another double to the rear of the property with built in storage. Carpeted.

External –

To the rear of the property is a well-kept communal area with private shed for storage, mainly laid to lawn and accessed by the communal close.



Burdens –

EPC – C Council Tax Band – B

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

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