



1F South Inch Court, Perth, PH2 8BG
Offers Over £165,000



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Beautifully presented second floor, two bed flat with two public rooms and stunning views over the South Inch toward St Leonards in the Fields Church. Access by a secure entry system with both stairwell and lift. Ideally located, within walking distance of bus, train stations and City Centre. Gas central heating. Allocated parking space. Viewing highly recommended to appreciate this stunning property.

Accommodation –

Entrance Hall –

Laid with wood effect laminate flooring, spacious L shaped hallway with three convenient storage cupboards. Secure entry phone.

Lounge – 4.28m x 3.46m (approx)

Lovely bright dual aspect room, wood effect laminate flooring.

Dining Room/3rd Bedroom – 3.58m x 2.88m (approx)

Great sized room with picture window over the South Inch and beyond. Wood effect laminate flooring.





Kitchen – 3.10m x 2.28m (approx)

Modern white high gloss kitchen fitted with a range of wall and base units, wood effect work surfaces. Gas hob, integrated stainless steel electric oven and microwave. Space for F/F, W/M & T/D. Wood effect laminate flooring.

Bathroom – 2.40m x 2.08m (approx)

Fresh white three piece suite consisting of WC, bath and basin with vanity unit. Tile effect laminate flooring.

Bedroom 1 – 3.55m x 3.18m (approx)

Generous bright double to front of property, built in mirrored wardrobes with both hanging and shelving storage, wood effect laminate flooring. Access to;

Ensuite – 1.98m x 1.25m (approx)

White three piece suite consisting of WC, basin and corner shower cubicle with mains shower, tile effect laminate flooring.

Bedroom 2 – 3.22m x 2.88m (approx)

Another double with built in mirrored wardrobes with shelving and hanging storage, wood effect laminate flooring.



External –

This property benefits from an allocated parking space and maintained communal garden grounds.

Extra –

Monthly factoring fee is roughly £100pcm which includes cleaning of communal areas, garden maintenance and lift maintenance.

Burdens –

Council Tax Band - E

EPC – 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.



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