



NeilWhittet
solicitors and
estate agents

20 Vasart Court,
Perth, PH1 5QZ
Fixed Price £165,000

www.neilwhittet.com



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Beautifully presented 3rd floor, spacious 2 bed apartment within a modern development closeby retail park and only a short walk of the City Centre. Benefiting from secure entry system, private under cover parking space and gas central heating. Would suit a variety of purchasers, viewing highly recommended to appreciate this lovely spacious apartment.

Accommodation –

Hallway –

Spacious entrance hall, laid with wood effect laminate flooring, two spacious shelved cupboards. Entry phone system.

Lounge – 5.80m x 4.90m (approx)

Fantastic sized public room, naturally bright with French doors to Juliet balcony. Newly decorated. Wood effect laminate flooring.

Bathroom – 2.64m x 2.10m (approx)

Fresh white three-piece suite with wc, basin with vanity unit, bath with mains shower. Vinyl flooring.





Kitchen – 5.20m x 3.80m (approx)

Large kitchen, newly decorated, with stunning views towards City Centre and Kinnoull Hill, fitted with a selection of wall and base units, tiled splashback, stainless steel gas hob, electric oven, integrated fridge freezer, washing machine and dishwasher will remain. Ample space for dining furniture. Wood effect laminate flooring.

Bedroom 1 – 3.84m x 3.50m (approx)

Great sized double with two built in mirrored wardrobes, ample space for free standing furniture. Newly decorated. Carpeted.

Ensuite – 3.28m x 1.24m (approx)

Fresh white three-piece suite with wc, basin with vanity unit and shower cubicle with mains shower, partially tiled. Vinyl flooring.



Bedroom 2 – 3.85m x 2.96m (approx)

Another double bedroom to rear of property with built in mirrored wardrobe with both hanging and shelving space. Carpeted.

Extras –

No warranty will be given for white goods left in the property.

EPC – B Council Tax Band - E

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

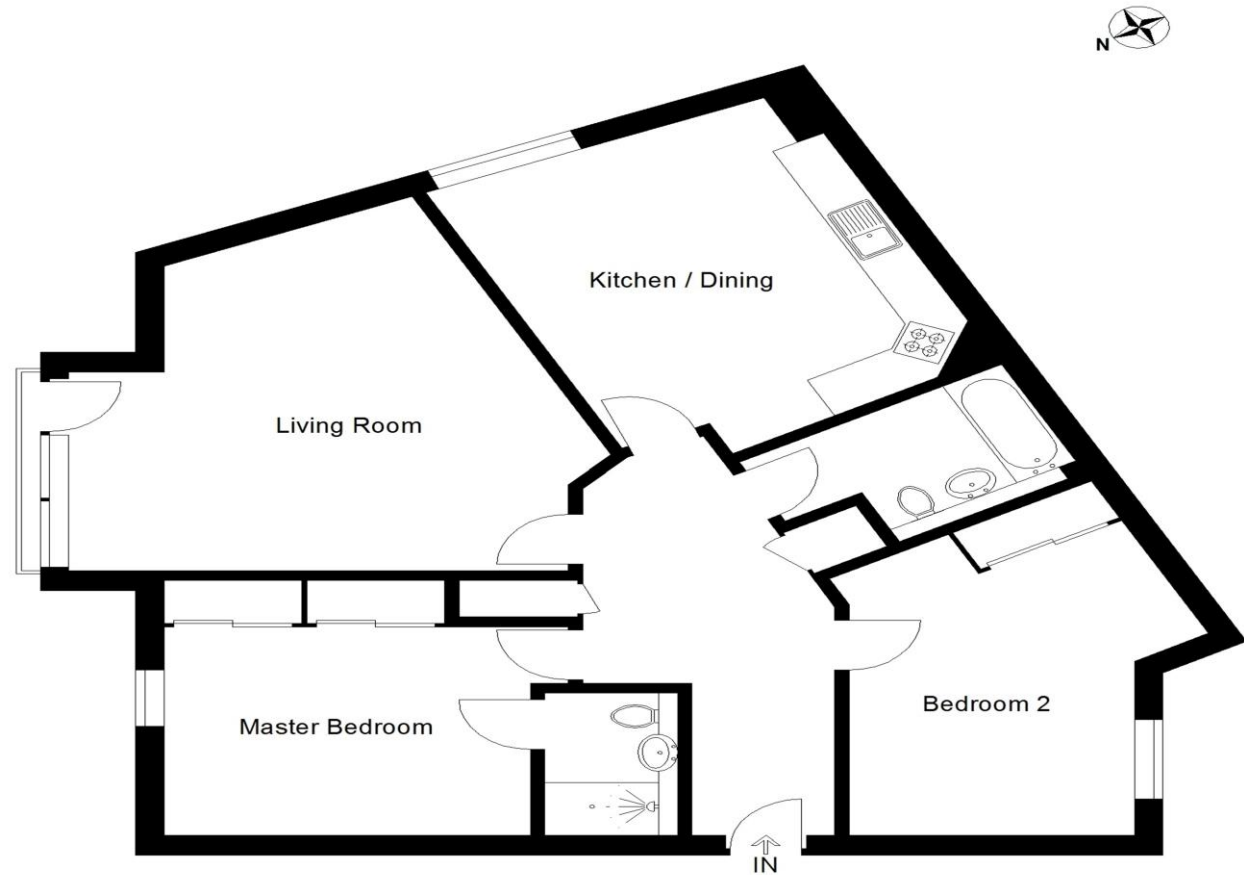
Perth

Ruthvenfield

Scone

Stanley

St Madoes



Third Floor

Illustration For Identification Purposes Only. Not To Scale (ID1109514 / Ref:88813)

NeilWhittet
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estate agents

25 Barossa Street, Perth PH1 5NF

Tel: 01738 628900
Email: ajr@neilwhittet.co.uk

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**Perthshire Solicitors
Property Centre**