



**NeilWhittet**  
solicitors and  
estate agents

121B Jeanfield Road,  
Perth, PH1 1GW  
Fixed Price £165,000





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Immaculately presented two bed flat within this modern development, finished to a high specification including marble windowsills and hardwood walnut internal door, with secure entry system, CCTV system, undercover allocated private parking space, communal drying area, bin recess and seating area. The flat itself also benefits from a large decked, private veranda.

Accommodation –

Lounge – 5.86m x 2.87m (approx)

Lovely bright public room, laid with ceramic tiled flooring, led lighting, ornate coving, patio doors leading to large decked veranda.

Kitchen – 3.48m x 2.30m (approx)

Modern gloss kitchen with integrated washing machine, dishwasher. Fridge/freezer, stainless steel oven, microwave and gas hob. Marble work surfaces, tiled splashback. Ceramic tiled floor. Space for breakfasting furniture.





Bedroom 1 – 4.58m x 2.57m (approx)  
Spacious double bedroom with ample space for free standing furniture, mirrored wardrobes with hanging and shelving space. Marble windowsill with full length window. Carpeted.

Bedroom 2 – 4.58m x 2.32m (approx)  
Another good sized bright double room, mirrored wardrobes with hanging and shelving space, space for free standing furniture, carpeted, marble windowsill with full length window.

Shower Room – 2.38m x 1.70m (approx)  
Stunning shower room with walk in double shower, mains shower, fully tiled, under floor heating, basin with vanity unit, led mirror. Heated towel rail.



Hallway –  
Welcoming hallway laid with ceramic tiles, large cupboard with hanging and shelving. Entry system phone.

Extras –  
A monthly maintenance charge of £41.00 covers communal charges.



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 them.



Abernethy

Almondbank

Bankfoot

Coupar Angus

Luncarty

Murthly

Newburgh

Perth

Ruthvenfield

Scone

Stanley

St Madoes

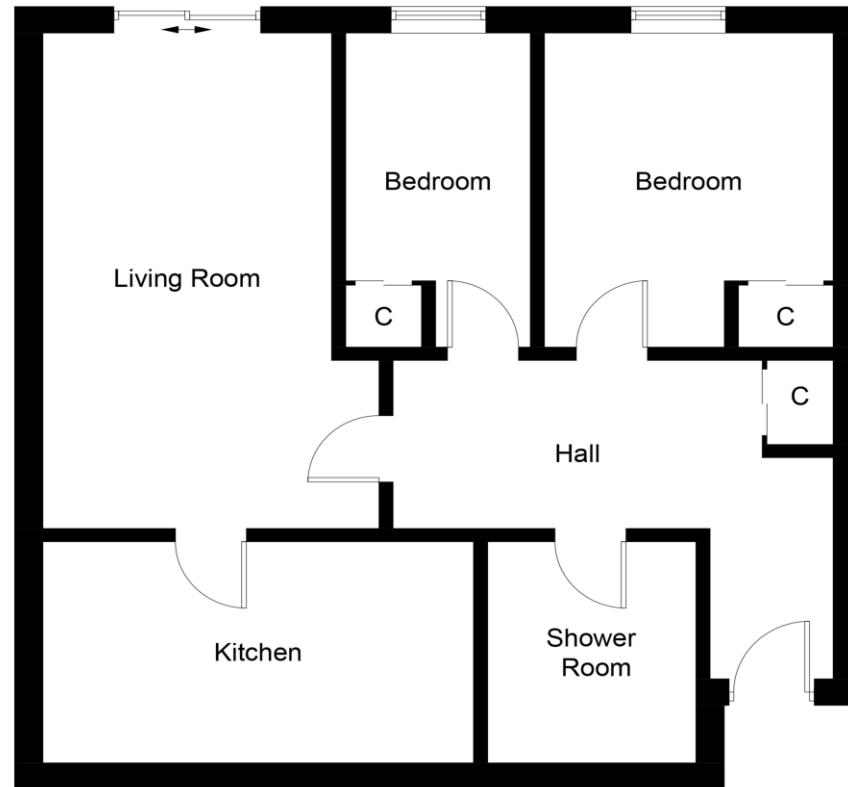


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1163845)

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