



Neil Whittet
solicitors and
estate agents

Fixed Price - £130,000
Garden Flat
1 King's Place, Perth, PH2 8AA



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Beautifully presented one bed, self-contained garden flat situated on the outskirts of Perth City Centre overlooking the South Inch. Only a short walk of both bus and train station. Gas central heating and double glazing throughout. Shared courtyard to the rear of the property and ample on street parking. Viewing highly recommended to appreciate this lovely spacious property.

Accommodation –

Welcoming entrance vestibule with space for occasional furnishings.

Lounge – 5.00m x 4.75m (approx)
Fantastic public room to front of property, naturally bright room, ample space for free standing furniture. Wood effect laminate flooring.



Kitchen/Diner – 4.11m x 2.78m (approx)
Great sized kitchen fitted with a selection of wall and base units, wood effect work surfaces, free standing oven, fridge and washing machine. Space for dining furniture. Tiled flooring.

Rear Hall – 2.27m x 0.98m (approx)
Convenient rear hall off kitchen, tiled flooring, space for free standing storage.

Bathroom – 2.40m x 3.20m (at widest) (approx)
L shaped room with fresh white four piece suite consisting of wc, basin, bath with shower head mixer tap, shower cubicle with mains shower. Tiled flooring.

Bedroom – 4.66m x 3.20m (approx)
Exceptionally spacious bright double to front of property. Wood effect laminate flooring. Free standing triple wardrobe. Space for free standing furniture.

External –
To the rear of the property is a shared courtyard laid with easily maintained gravel.



It is worth noting there has recently been £200,000 spent on main building including works to the roof and chimney stacks.

Burdens –

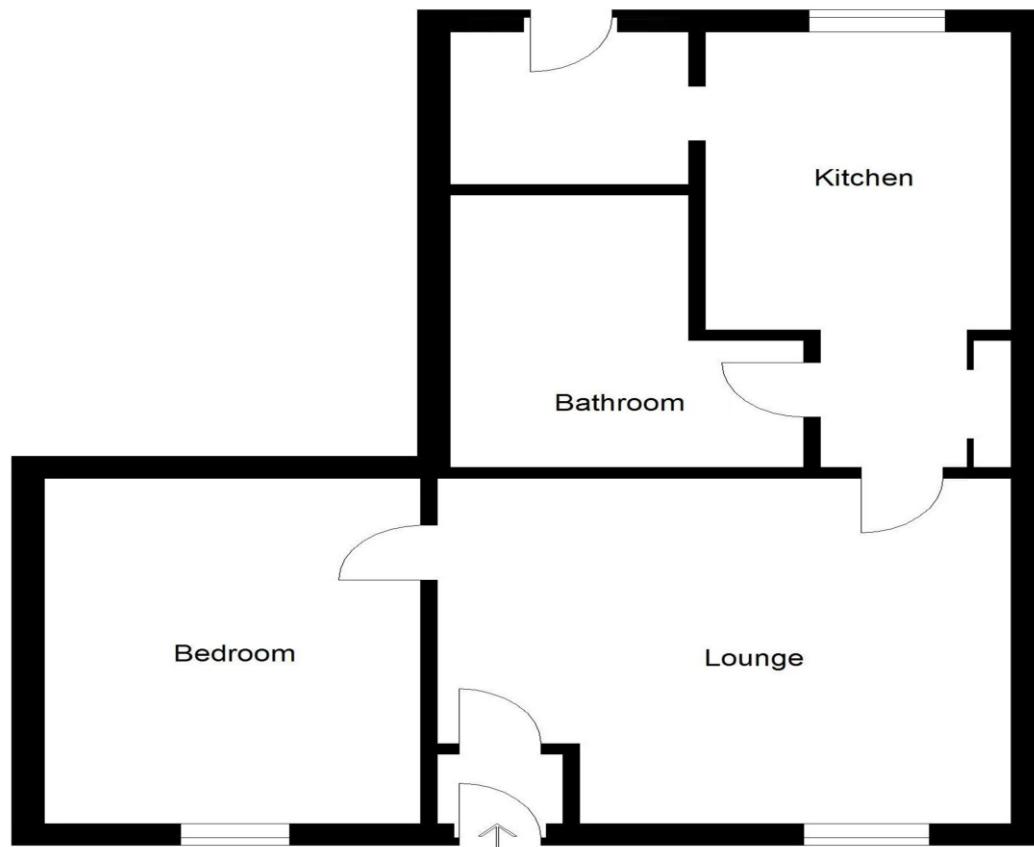
EPC – C

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.



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