



**NeilWhittet**  
solicitors and  
estate agents

8 Tummel Road,  
Perth, PH1 2HQ  
Offers Over - £85,000

[www.neilwhittet.com](http://www.neilwhittet.com)



8 Tummel Road, Perth, PH1 2HQ

Offers Over £85,000

This well-presented one-bedroom first floor flat offers bright and comfortable accommodation, set within a generous corner plot and benefiting from its own private driveway. Situated within a popular residential area of Perth, the property is conveniently located for access to local amenities and public transport links. Perth City Centre is within easy reach, offering a wide range of retail, leisure, and dining facilities.

Ideal for first-time buyers, downsizers, or investors, the property is self-contained and provides a practical layout with well-proportioned rooms throughout. The accommodation is complemented by a fitted kitchen with space for breakfasting furniture, modern white bathroom suite and large walk in storage cupboard in the hall and access to a partially floored attic. Externally, the property enjoys a sizeable corner position with shed, driveway and shared drying green to the rear.



Dimensions –

Lounge – 3.94m x 3.70m (approx)

Kitchen – 3.07m x 2.84m (approx)

Bathroom – 1.95m x 1.78m (approx)

Bedroom – 3.64m x 3.05m

Extras –

All white goods will remain and some furniture can remain. No warranty shall be given



Burdens-

EPC Rating - C

Council Tax Band – A

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

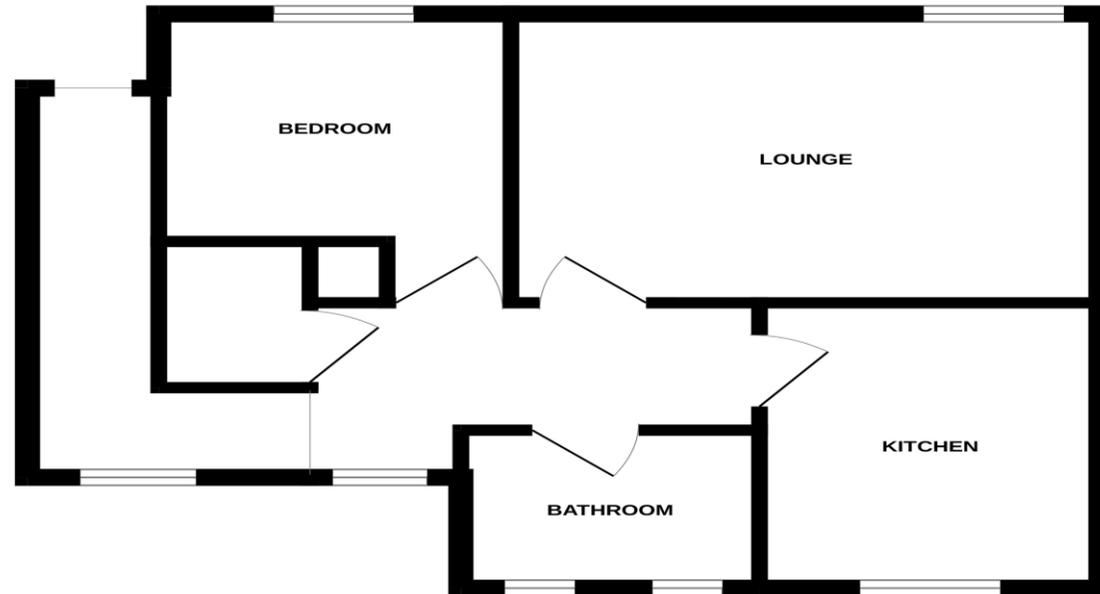
Ruthvenfield

Scone

Stanley

St Madoes

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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