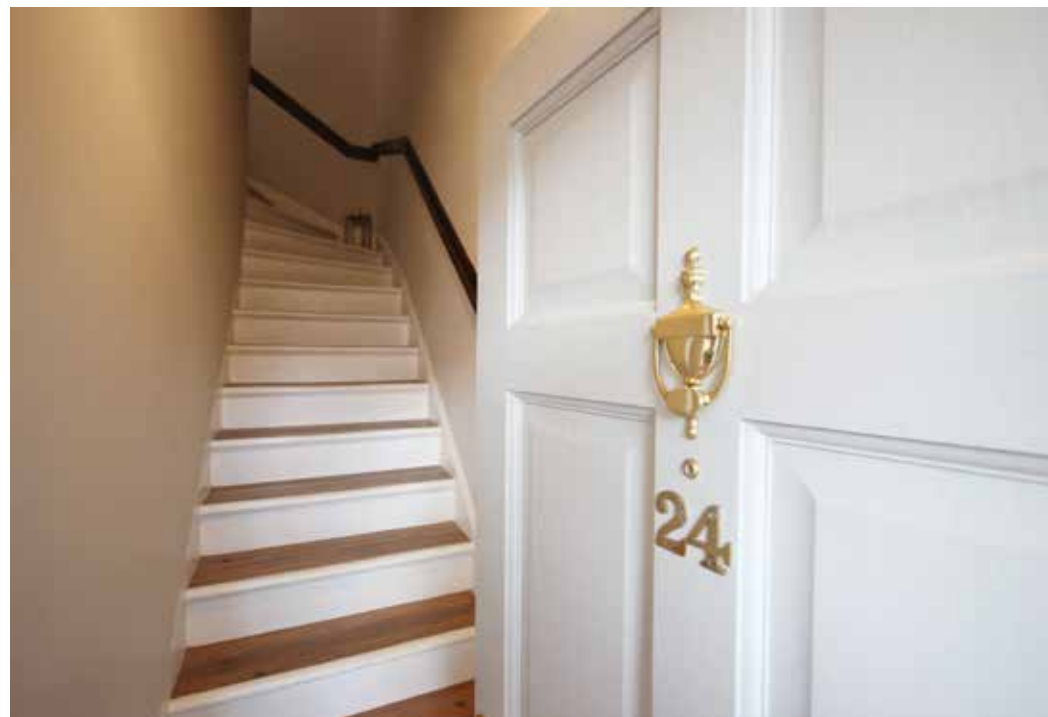


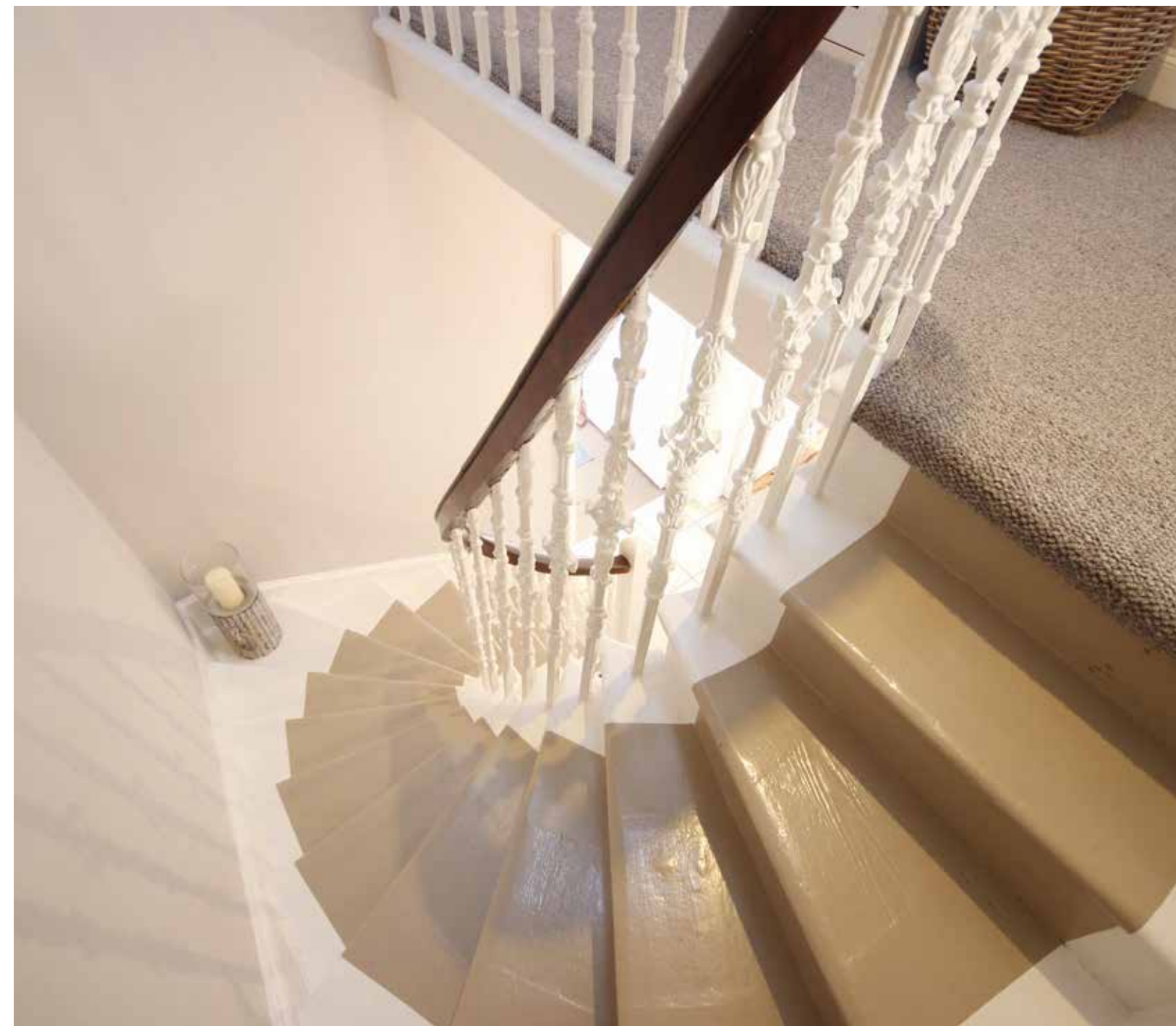


24 KING STREET
PERTH



Presented in superb condition throughout and offering notably spacious accommodation spread over two floors is this fantastic 3 /4 bedroom maisonette benefiting from its own private entrance, gas central heating, an abundance of natural light, a private area of garden to the front and a further shared garden to the rear.

Beautifully finished and elegantly styled, the property boasts a good degree of versatility and many eye-catching features including original fireplaces, wooden flooring, ornate cornicing and many more which can only be fully appreciated by viewing and all within one of the most desirable streets within central Perth.

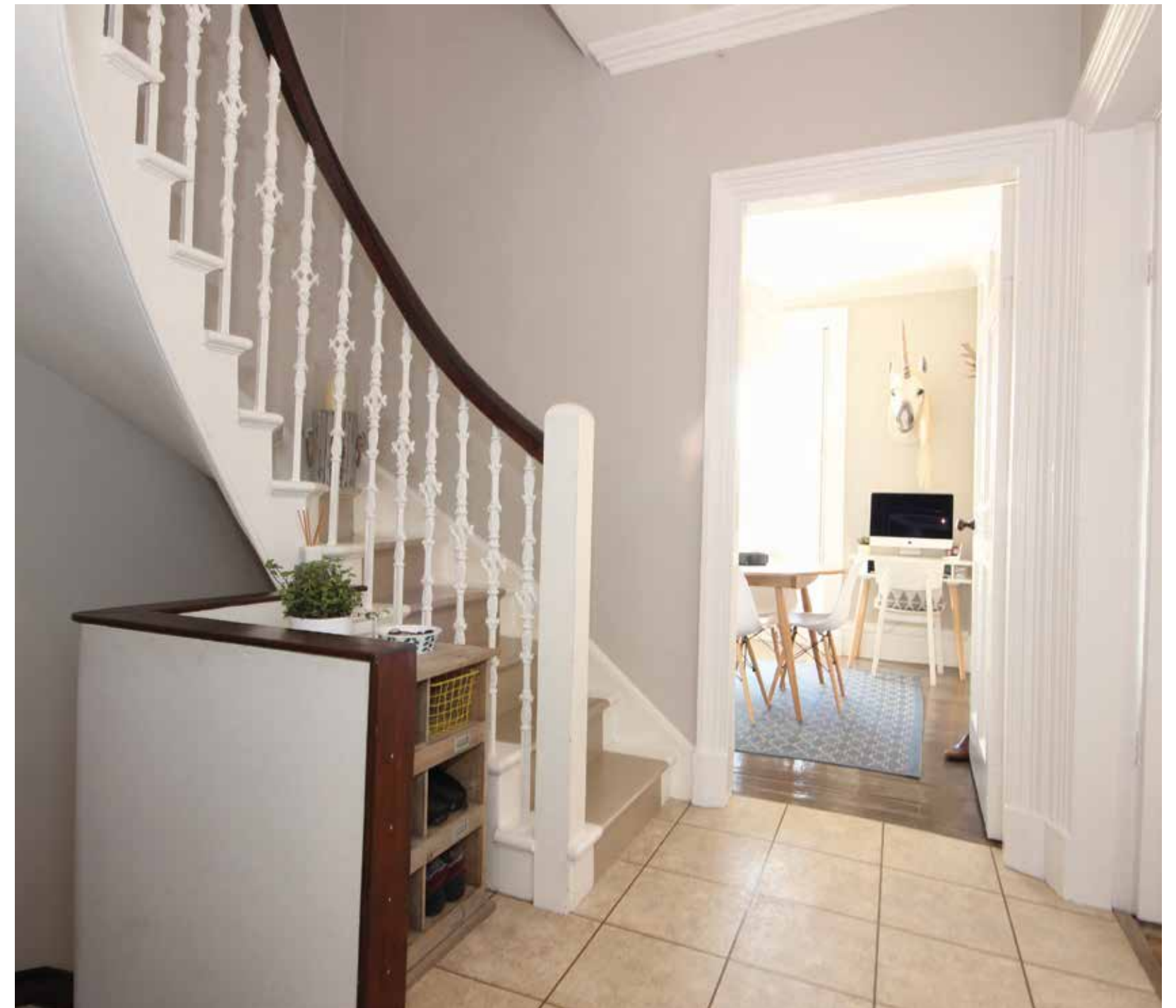


The stairway leading down from the top floor to the first floor.



The property is entered into a vestibule with stairs leading up to the first floor. The spacious lounge has a feature fireplace making an ideal focal point to the room and provides plenty of space for furniture. The kitchen is fitted with an attractive range of base and wall units with space for appliances. The contemporary shower room is fitted with a glazed walk-in shower enclosure, WC, wash-hand basin and heated towel rail. There are also two double bedrooms on this floor with one currently being used as a formal dining room. The stairway continues up to the second floor and to two more large double bedrooms and a bathroom fitted with WC, wash-hand basin and bath tub.

To the front of the property is a good-size area of lawn which is privately owned by the property. Subject to permission, it could be possible to create an area of off-street parking and similar to some of the neighbouring properties in the street. Alternatively, an annual residents parking permit for on-street parking is available for approximately £120 per year. A path leads around to the side of the property and to the shared garden, a bin storage area, seating space and area of lawn.



The hall on the first floor looking through to the dining room/bedroom.



The attractive lounge.



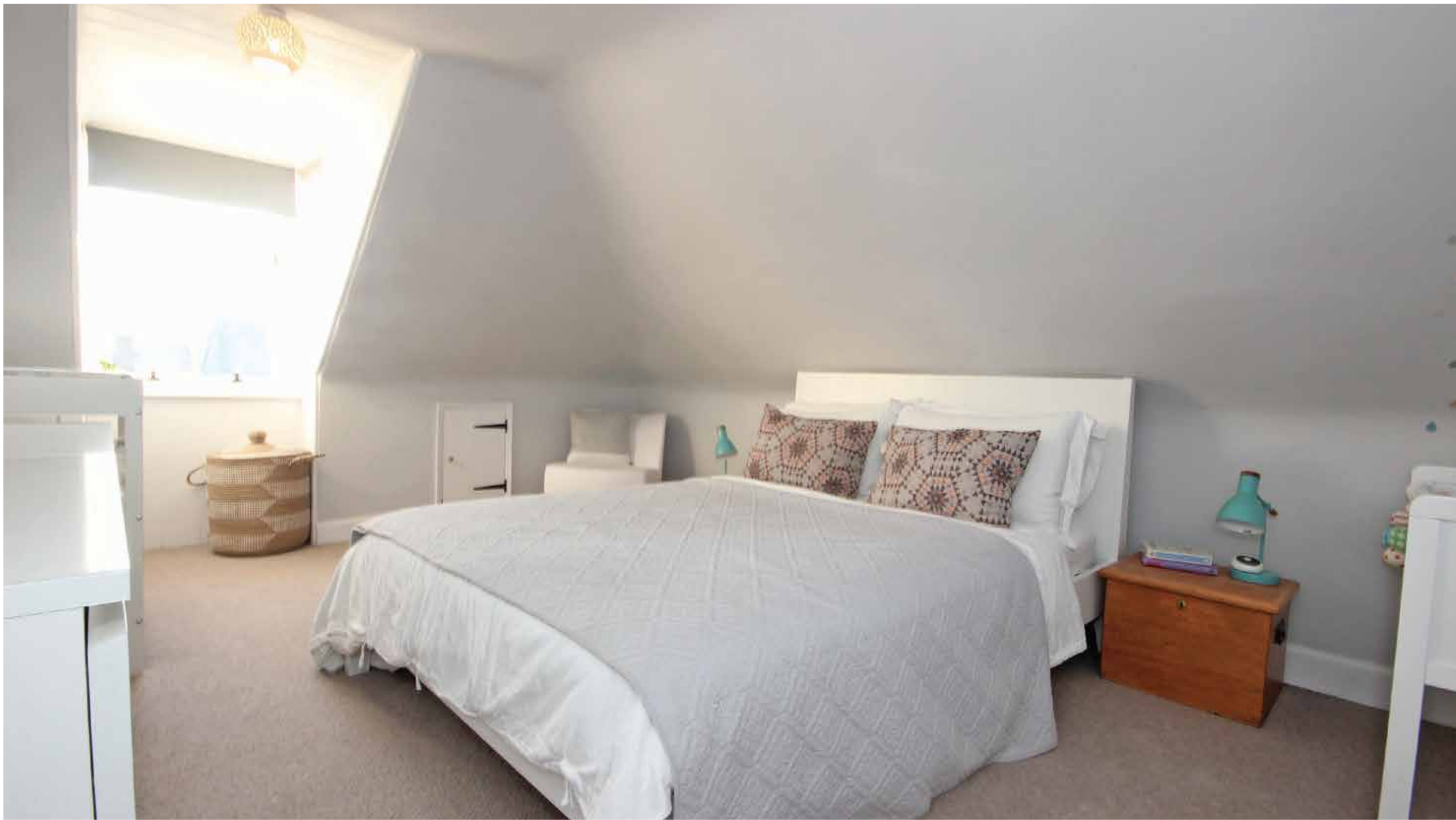
Additional views of the lounge.



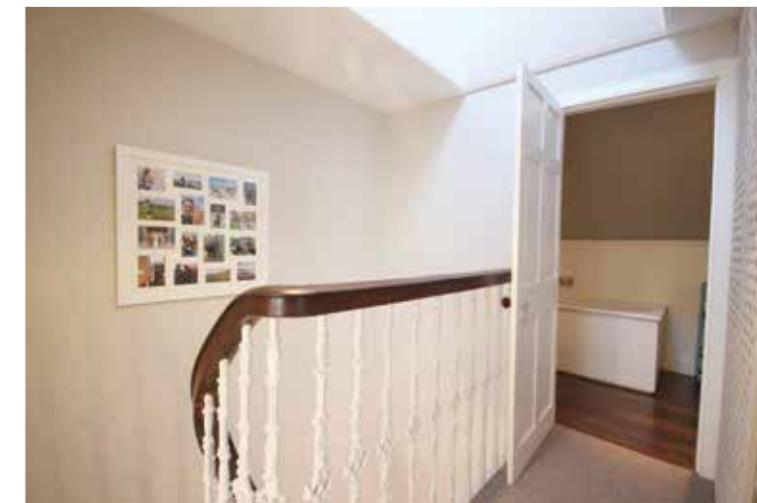
The attractive kitchen.



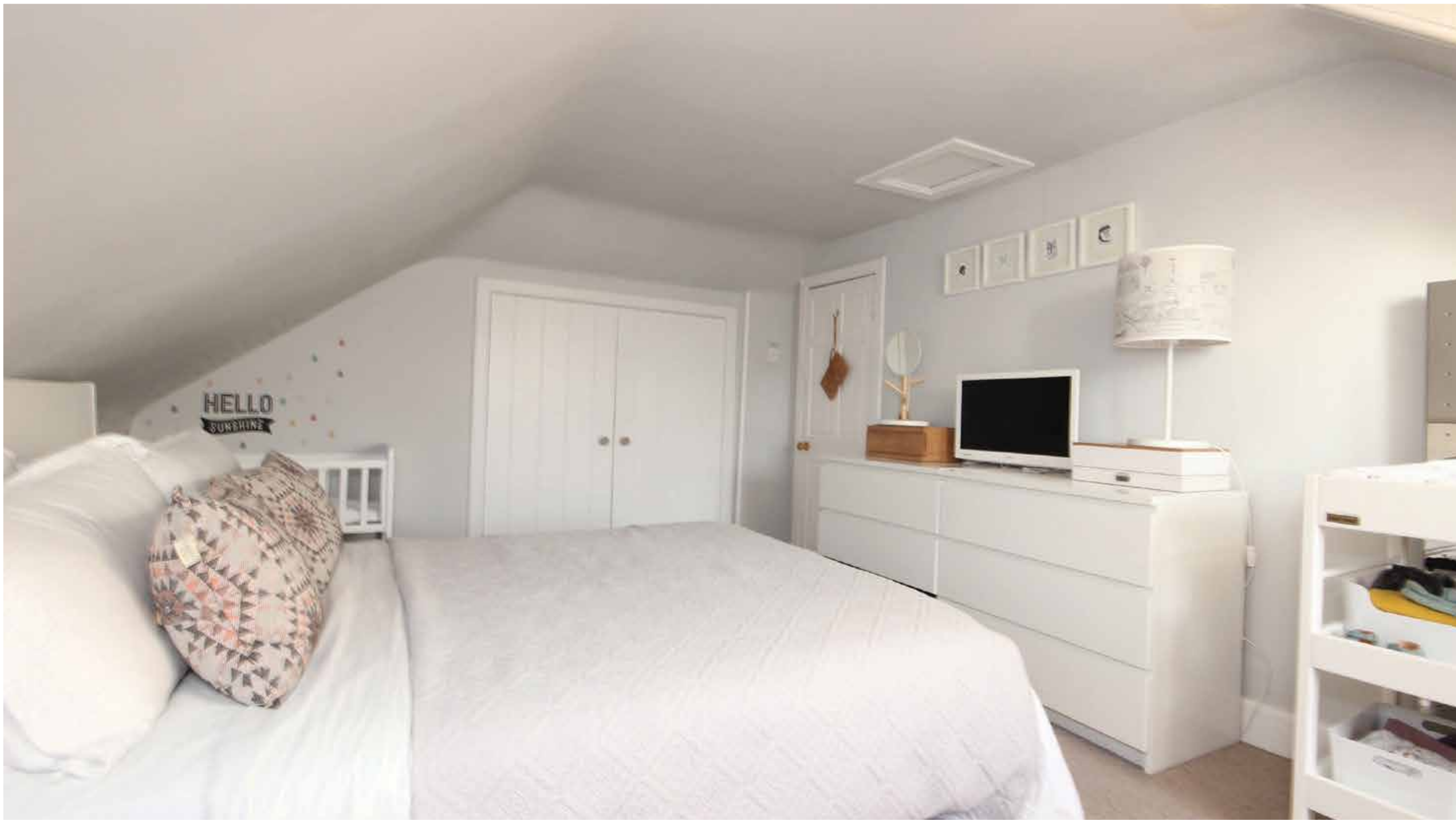
Views of the dining room/bedroom and a shot of the kitchen and shower room.



One of the spacious double bedrooms on the top floor.



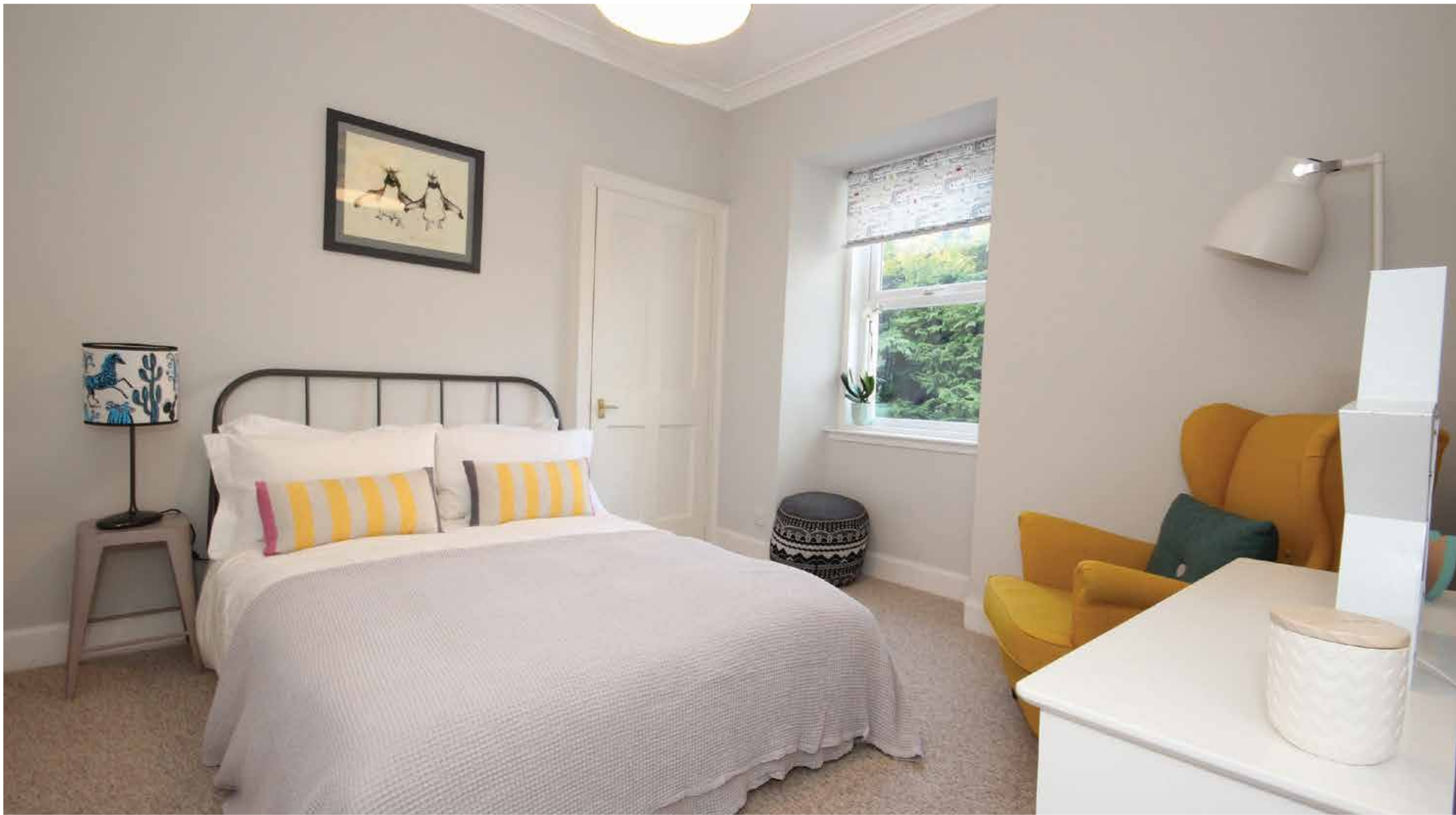
Upper landing, skylight window and the shower room.



One of the bedrooms on the top floor.



Alternative view of the shower room and two views of the other bedroom on the top floor.



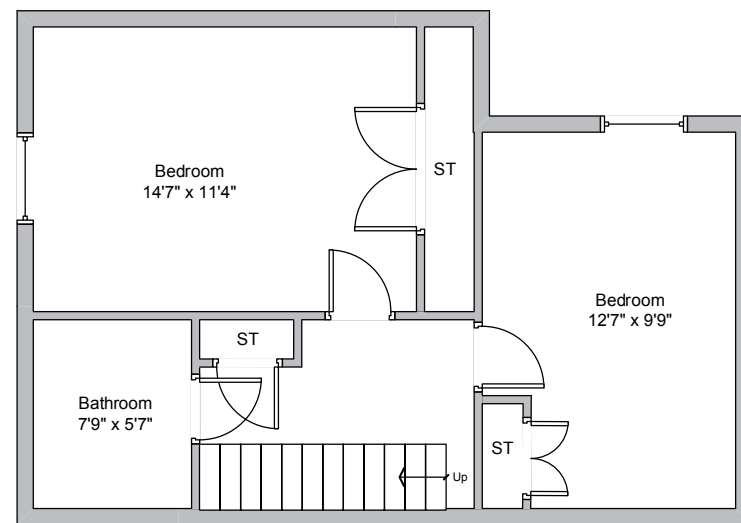
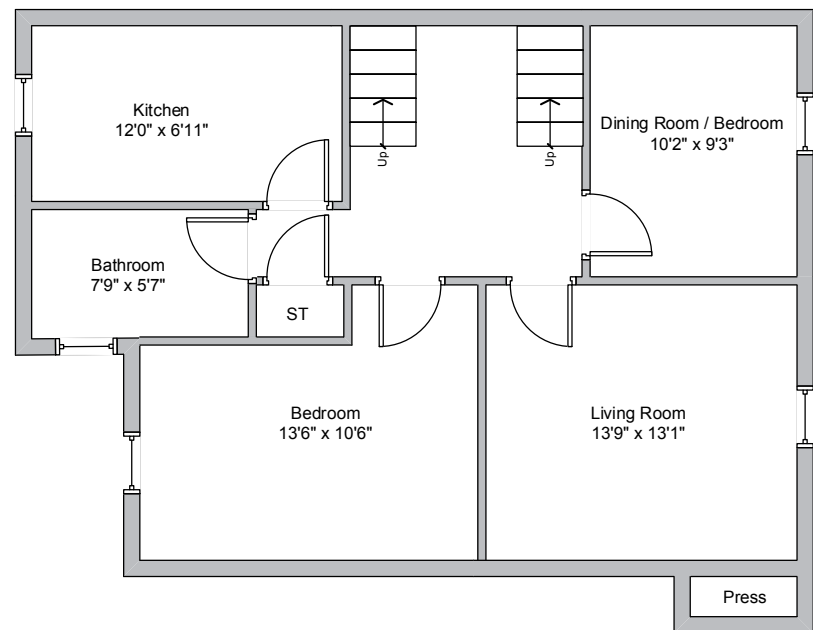
Double bedroom located on the first floor.



Alternative view of one of the bedrooms on the first floor and alternate views of the bathroom on the top floor.



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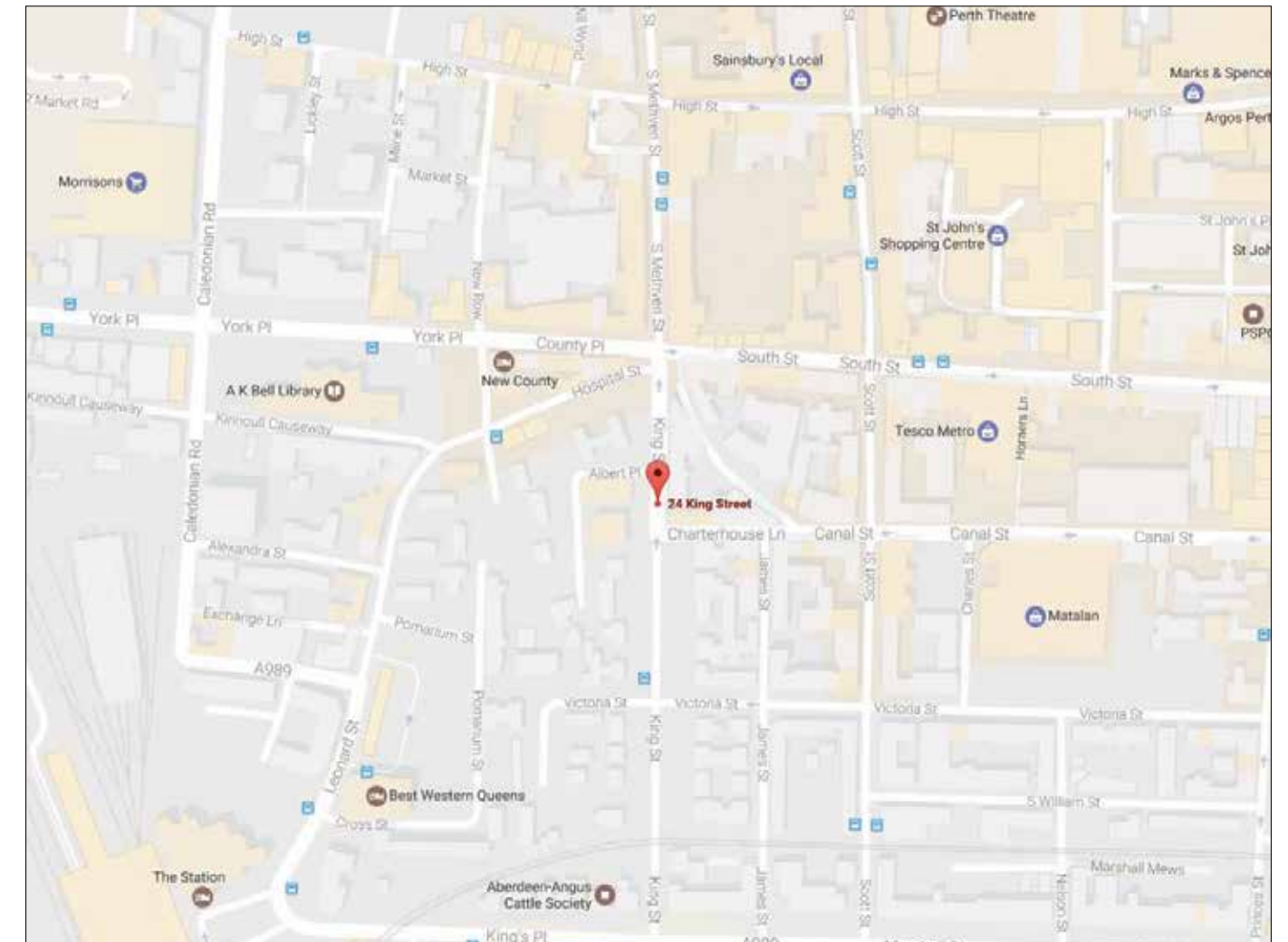


VIEWING ARRANGEMENTS

By appointment please through Clyde Property Perth T. 01738 507070 or E. perth@clydeproperty.co.uk we're available till 8pm every day

PROPERTY REFERENCE XM0839 EER RATING Band C

24 KING STREET | PERTH PH2 8JB



LOCATION

The property enjoys an ideal position on the edge of the city centre and next to the picturesque South Inch Parklands. Perth railway and bus stations can also be found just a short walk away as well as the many quality shops, cafes, restaurants and services. Nearby road links give access to various areas of the city and towns and cities across the country.

PLEASE NOTE: Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only. Floorplans are for illustration only and may not be to scale. All measurements are taken from longest and widest points. Clyde Property exercise a policy of using recycled paper for all their printed material.



26 George Street, Perth PH1 5JR

t: 01738 507070 f: 01738 629439 e: perth@clydeproperty.co.uk



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