

Thorntons 
The right way to move



1 Willowgate Buildings, Cow Vennel, Perth, PH2 8PE

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Positioned on the small lane of Cow Vennel, just a stone's throw from amenities and the picturesque River Tay, this one-bedroom ground-floor flat has a prime location in the very centre of Perth.

The modern property boasts spacious accommodation and well-presented interiors, forming an ideal city residence for professionals, first-time buyers, and buy-to-let investors.

Upon entering the home, reached via a secure communal entrance and stairway, you are greeted by a welcoming vestibule with handy storage. The vestibule leads into the hall, which offers a deep walk-in cupboard and attractive styling that sets the right tone, enjoying a neutral palette and light timber-effect flooring (desirable features found throughout much of the flat). To the left is the living and dining room. Fronted by two windows, this generously proportioned space has a tranquil and peaceful ambience, creating a comfortable setting for relaxing and socialising. It offers plenty of room for lounge furniture and space leftover for a small dining table and chairs for sociable evening meals. In the kitchen, a sizeable footprint is illuminated by a skylight, whilst fitted cabinets and complementary worktops in neutral tones add to the sense of space and light. The well-appointed design incorporates an integrated electric hob and oven, space for a freestanding fridge-freezer, and a washing machine.

The neighbouring double bedroom offers generous proportions for a good selection of bedside furniture, with floor space for a small study area thanks to a convenient built-in wardrobe. It enjoys an airy ambience too, heightened by the neutral décor and by a skylight. Finally, the bathroom is presented with a modern three-piece suite, an overhead shower, and suave sand-toned tiling. Double glazed windows and gas central heating ensure year-round comfort.

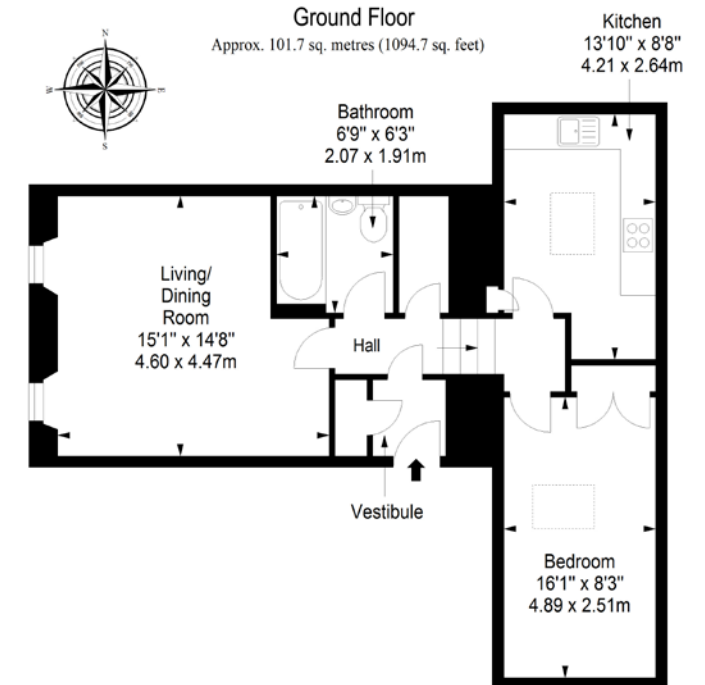
EPC Rating: TBC.

Extras: all fitted floor coverings, light fittings, and integrated kitchen appliances to be included in the sale. A fridge-freezer and a washing machine may be available upon request.



Features

- A modern ground floor flat
- Set in the very centre of Perth
- Prime location, close to amenities
- Well-presented, neutral interiors
- Welcoming vestibule & hall
- Generous living/dining room
- Well-appointed kitchen design
- Generous & airy double bedroom
- Modern three-piece bathroom
- Great storage options throughout
- GCH & DG



Total area: approx. 101.7 sq. metres (1094.7 sq. feet)

Perth

Up Positioned on the banks of the River Tay and surrounded by spectacular countryside, Perth is a vibrant hub in central Scotland, known as the 'Gateway to the Highlands'. The historic county town and former Royal Burgh has long been the commercial and cultural centre of Perthshire; however, it was finally granted city status on 6 July 2016 as part of the Queen's Diamond Jubilee celebrations. Perth attracts tourists all year round, with no shortage of activities to suit every taste: exploring ancient castles and palaces, conquering the surrounding hills and mountains, or sampling first-class food and drink at local restaurants, pubs, and distilleries. Perth is world-famous as the home of Scone Palace – the crowning place of Scotland's kings. The property falls within the catchment area for Inch View Primary School and Perth High School, and there are also several independent schools in and around the city. Perth provides excellent road and rail links for travel across central Scotland and into the Highlands. The M90 allows convenient travel southwards and connections for Edinburgh and Glasgow. Perth station offers frequent services to all major cities in Scotland, as well as a Caledonia Sleeper service to London.