



38 Princes Street, Perth, PH2 8LJ Offers Over £79,950

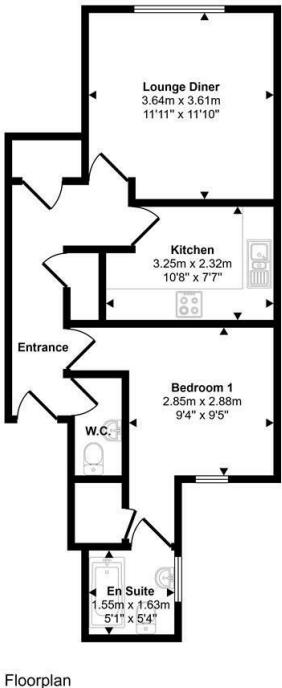


Upon entering, you are greeted by a welcoming entrance hall that leads to a spacious living room, perfect for relaxation or entertaining guests. The kitchen is thoughtfully designed, providing ample space for culinary pursuits. The flat also features a separate cloakroom, adding to the practicality of the layout.

The property benefits from electric heating and the windows are double glazed throughout.

Living in this prime location means you are just a stone's throw away from an array of local amenities, including shops, cafes, and parks, all within easy reach. Whether you are a first-time buyer, a young professional, or looking to downsize, this apartment presents an excellent opportunity to enjoy city living at its finest.

- 1 bedroom flat
- Spacious living room
- Bedroom with en suite bathroom
- Separate cloakroom
- Electric heating throughout
- Double glazed windows
- Perfect for buy-to-let investors
- Viewing highly recommended



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	EU Directive 2002/91/EC
73	54	88	89



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.