

Simple Approach



Estate Agents



41 Friar Street, Perth
PH2 0EG

Offers over £97,950

Located in the very desirable area of Craigie, this immaculate top floor one-bedroom apartment on Friar Street offers a perfect blend of comfort and convenience. The property is well presented throughout, ensuring that it is ready for you to move in without any hassle.

Upon entering, you will find a welcoming reception room that provides a warm and inviting atmosphere, ideal for relaxation or entertaining guests. The spacious bedroom is designed to be a peaceful retreat, while the bathroom is modern and functional, catering to all your needs.

One of the standout features of this property is its prime location. It is within walking distance to the city centre, allowing for easy access to a variety of shops, restaurants, and local amenities. Additionally, the property benefits from on-street parking and is conveniently close to both bus and train stations, making commuting a breeze.

This charming apartment is perfect for individuals or couples seeking a comfortable home in a sought-after area. With its move-in condition and excellent presentation, this property is not to be missed. Come and experience the delightful lifestyle that Craigie has to offer

Living

13'5" x 12'9" (4.11 x 3.91)

Kitchen

12'10" x 8'10" (3.92 x 2.70)

Bedroom

8'7" x 12'9" (2.64 x 3.91)

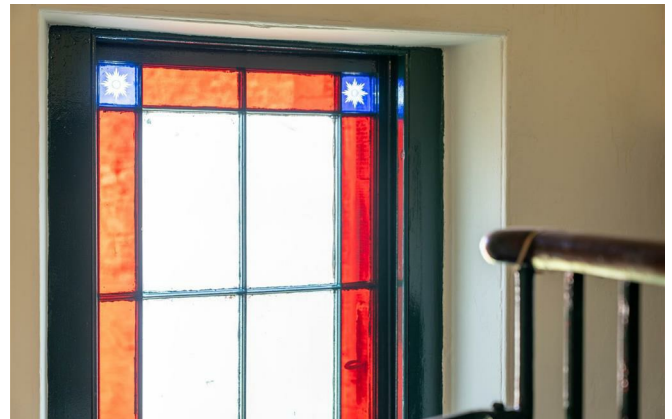
Bathroom

5'3" x 10'0" (1.61 x 3.06)

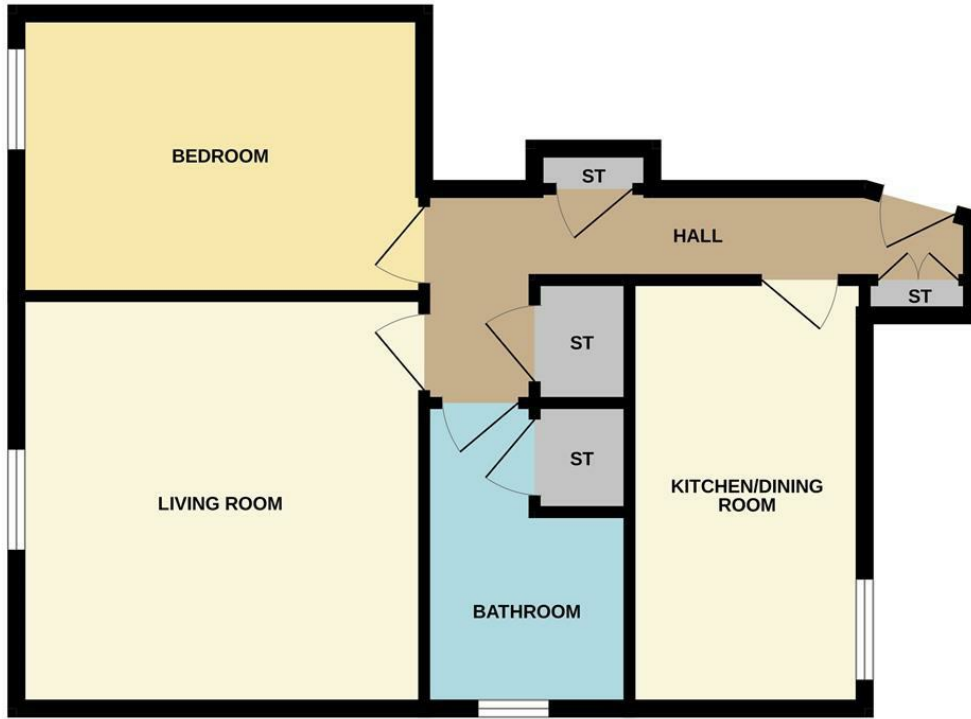




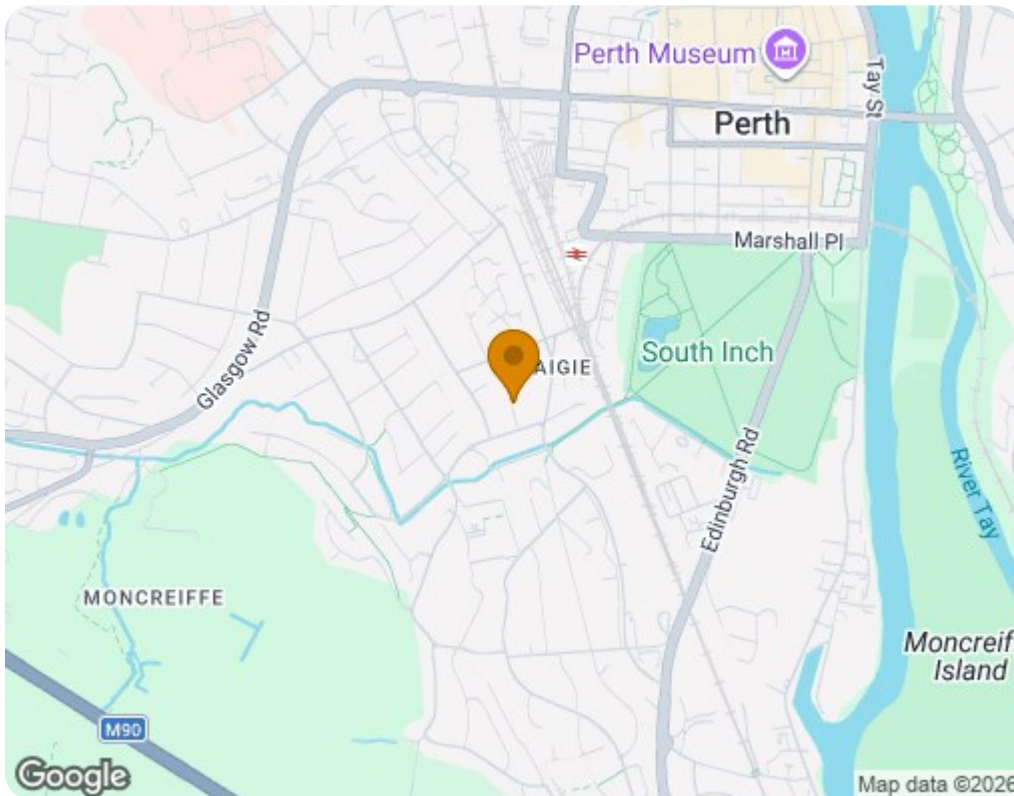
- One Bedroom Immaculate Apartment In The Sought After Location Of Craigue
- Additional Secure Storage In The Communal Block
- Electric Heating & Double Glazing Throughout
- Stained Glass Windows In The Communal Stairway
- Family Bathroom With A Shower Over The Bath
- South Facing Very Well Kept Communal Garden With Secure Outdoor Storage
- Walking Distance To The Train & Bus Station
- Great Views From The Kitchen Window



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		54	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			67
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		40	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	