

Simple Approach



Estate Agents



24 Carnegie Place, Perth

PH1 5EB

Offers over £109,950

Located in a highly sought-after residential area, this spacious and well-maintained three-bedroom upper floor flat offers an excellent opportunity for first-time buyers, growing families, or buy-to-let investors. Located on Carnegie Place, the property enjoys a quiet setting while remaining close to local amenities, reputable schools, and excellent transport links to the city centre and beyond.

The flat boasts a bright and airy interior, featuring a generously sized living room, the three well-proportioned bedrooms offer flexible accommodation for family living, home working, or guest space. A good sized kitchen and a bathroom add to the appeal, while the property is enhanced by gas central heating and double glazing, ensuring warmth and energy efficiency throughout the year. Externally, there is ample on-street parking and shared garden grounds, providing outdoor space. This property combines generous internal space, comfort, and a prime location – early viewing is highly recommended to fully appreciate all it has to offer.

Lounge

14'0" x 12'2" (4.28 x 3.73)

Kitchen

9'6" x 8'9" (2.92 x 2.69)

Bedroom One

12'3" x 12'4" (3.74 x 3.76)

Bedroom Two

13'2" x 8'11" (4.02 x 2.72)

Bedroom Three

9'5" x 10'4" (2.88 x 3.17)

Bathroom

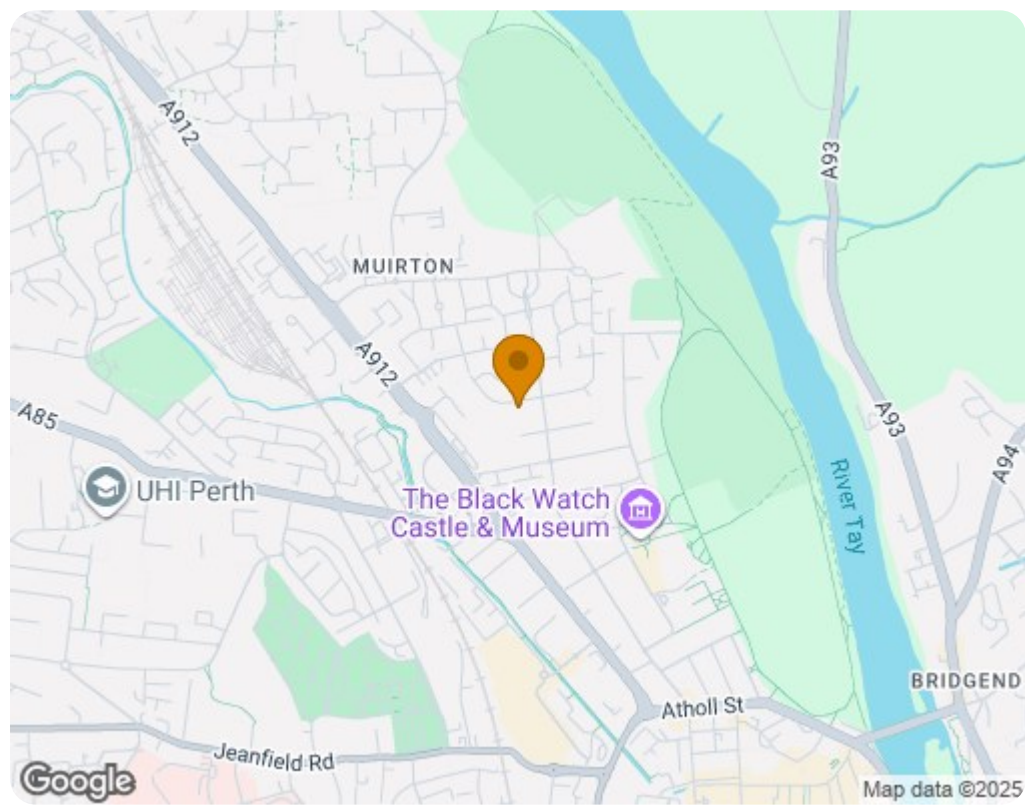
3'3", 16'4" x 8'9" (1.50 x 2.69)





- Upper Floor Flat
- Spacious Accommodation Throughout
- Three Bedrooms
- Gas Central Heating & Double Glazing
- Highly Sought After Location
- Communal Rear Garden





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(55-68) D		
(39-54) E		
(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		
(81-91) B		
(69-80) C	76	76
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
Scotland		EU Directive 2002/91/EC