

Simple Approach



**8 The Maltings North William Street, Perth
PH1 5PG**

Offers over £219,500

This well-presented townhouse on The Maltings, North William Street, Perth offers spacious and contemporary accommodation spread over three levels, ideal for modern family living. The property welcomes you with a bright and spacious lounge, offering the perfect space to relax or entertain, enhanced by large windows that fill the room with natural light. The modern kitchen is fitted with a stylish range of units, providing both practicality and a sleek finish. There is a useful utility area and a convenient downstairs WC. Upstairs, the home offers three bedrooms, each well-proportioned and tastefully presented. The master bedroom benefits from its own ensuite shower room, while the remaining bedrooms are served by a contemporary family bathroom featuring quality fittings and a clean, modern design.

Externally, the property includes a private driveway and an internal garage, providing excellent parking and storage options. Additional benefits include gas central heating and double glazing throughout, ensuring warmth and energy efficiency year-round. Located within a desirable and well-connected development close to Perth city centre, this attractive home offers the perfect blend of comfort, style, and convenience—ideal for a wide range of buyers seeking modern living in a central setting.

Lounge

11'10" x 19'7" (3.62 x 5.98)

Kitchen

16'0" x 8'10" (4.88 x 2.70)

Utility

9'9" x 5'1" (2.99 x 1.56)

WC

4'9" x 5'1" (1.47 x 1.57)

Garage

19'8" x 8'10" (6.01 x 2.71)

Bedroom Two

12'3" x 8'10" (3.75 x 2.70)

Bedroom Three

14'8" x 6'3" (4.48 x 1.91)

Bedroom One

9'1" x 14'9" (2.77 x 4.52)

Ensuite Shower Room

5'7" x 4'4" (1.71 x 1.34)

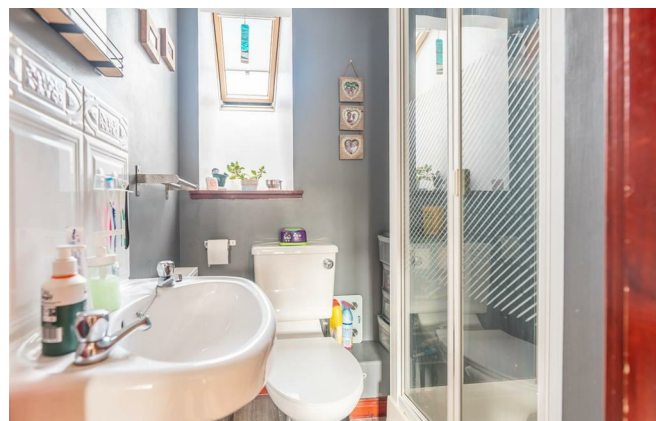
Bathroom

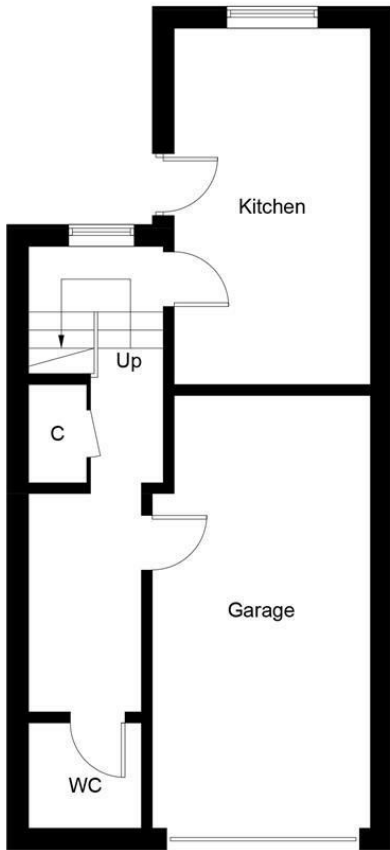
5'5" x 5'11" (1.67 x 1.81)



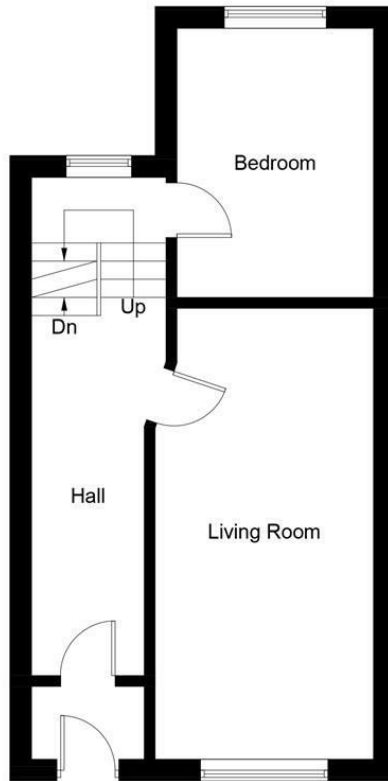


- Well Presented Townhouse
- Stylish Kitchen
- Internal Garage & Driveway
- Three Bedrooms With A Master Ensuite
- Utility Room
- Contact our mortgage team to discuss your options!
- Bright & Spacious Lounge
- Private Rear Garden

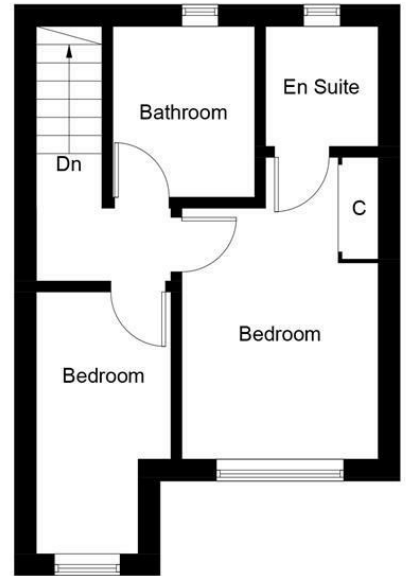




Ground Floor

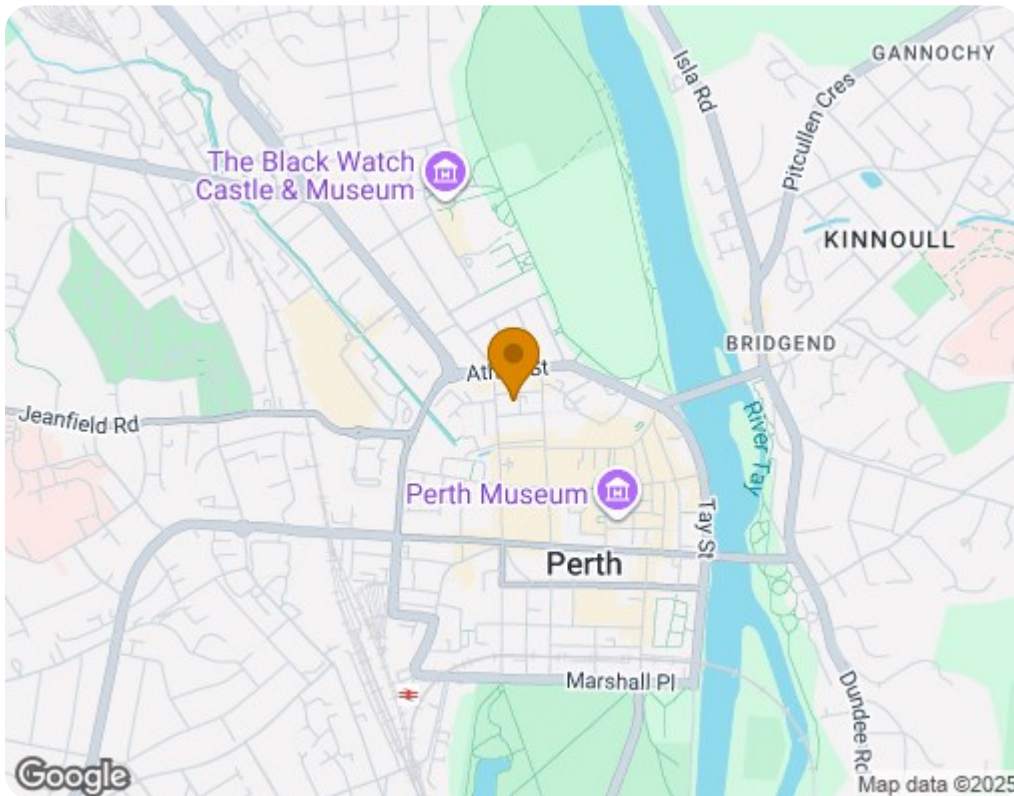


First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1253315)



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