

Possible
Making it Possible

Flat 4 45 North Methven Street, Perth, PH1 5PX

Offers over £75,000

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Flat 4 45 North Methven Street
Perth, PH1 5PX

Offers over £75,000

- Central Perth location
- Separate home office
- Generous living room
- Flexible two-level layout
- Easy access to amenities
- Two bedroom accommodation
- Spacious dining kitchen
- Electric heating
- Secure enty system
- Scope for modernisation

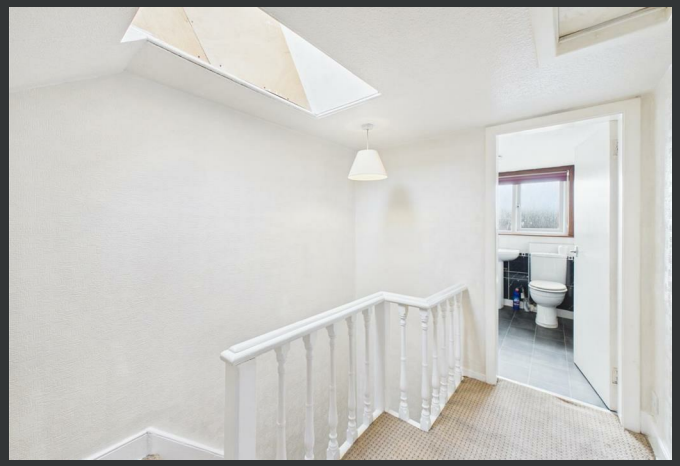
Offering flexible accommodation across two levels, Flat 4, 45 North Methven Street is a two-bedroom maisonette occupying a highly convenient position in the heart of Perth. With generous room proportions, a useful home office and plenty of natural light, the property offers excellent potential for a buyer looking to put their own stamp on a centrally located home.

The ground floor is arranged around a hallway and includes a spacious dining kitchen with ample room for a table and chairs. A separate living room provides a comfortable main reception space, while the adjoining office (or dining room) is a valuable addition for home working, hobbies or additional storage.
Upstairs, the larger of the two bedrooms is particularly well proportioned and features an attractive bay window, bringing additional character and light into the room. The second single bedroom offers further flexible accommodation with a rooflight providing natural light. It could also be possible to remove the partition wall between these two rooms to create one large bedroom. Completing this level is the bathroom, fitted with a bath and shower over. Its combination of two bedrooms, separate office space and a central Perth setting makes this an interesting and versatile proposition.













Location

North Methven Street enjoys an exceptionally central position within Perth, placing the city's shops, cafés, restaurants and everyday amenities within easy reach. Perth's city centre is home to a broad mix of retail and leisure facilities, along with cultural attractions including Perth Theatre and Perth Concert Hall. Public Key Certificate Authority The location is also convenient for public transport, with Perth's bus and rail connections providing links across the wider region and beyond. For those who enjoy outdoor space, the city also offers access to established riverside and parkland areas, making this a practical base for enjoying everything Perth has to offer.









Approximate total area(1)

757 ft²

70.4 m²

Reduced headroom

55 ft²

5.1 m²

(1) Excluding balconies and terraces

Reduced headroom ····· Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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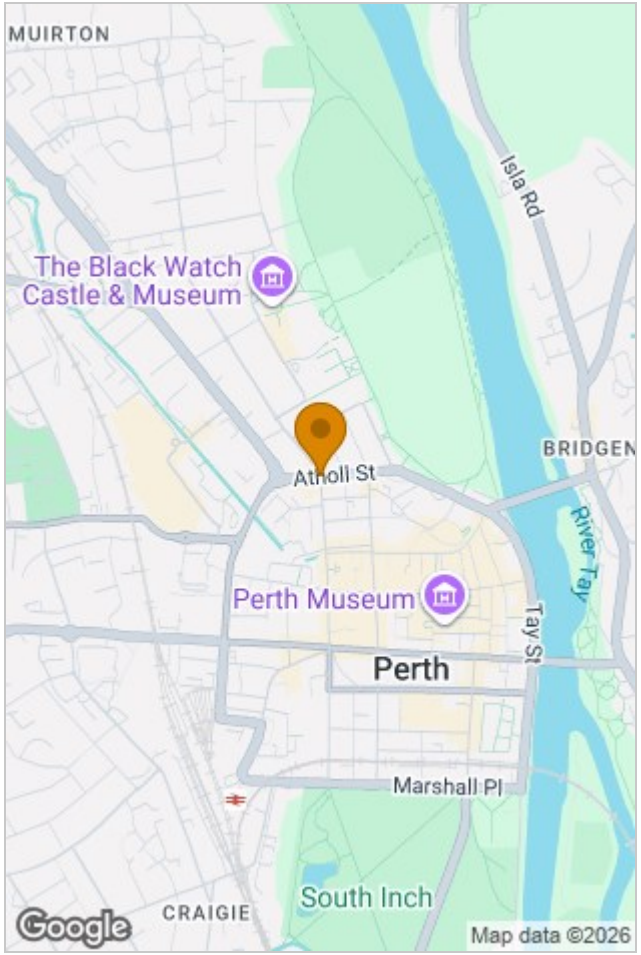

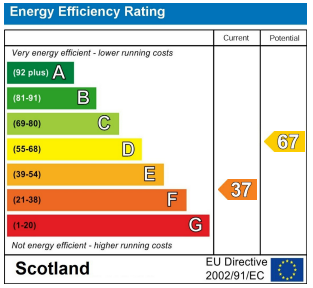

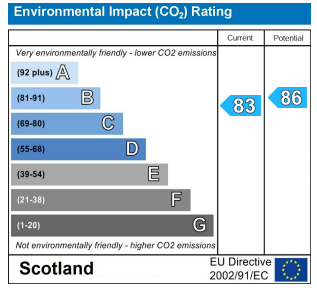

Viewing

Please contact our Perth Office on 01738 260 035
if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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