

48 Balvaird Place, Perth, PH1 5DZ

Offers over £150,000

3 1 1 C






BOSCH



48 Balvaird Place
Perth, PH1 5DZ

Offers over £150,000

- Three-bedroom upper flat
- Modern fitted kitchen
- Shower over bath
- Large enclosed rear garden
- Double glazing
- Spacious living/dining room
- Contemporary bathroom
- Principal bedroom with fitted wardrobes
- Gas central heating
- Short distance from North Inch

Located in a popular residential area of Perth, this well-presented three-bedroom upper flat offers spacious accommodation and private outdoor space, making it an ideal choice for first-time buyers, young families or those looking to downsize.

Accessed via a communal staircase, the welcoming hallway leads to a bright and generously proportioned living and dining room, complete with a charming feature fireplace and large window allowing natural light to flood the space. The modern fitted kitchen is well-equipped with an excellent range of oak-style units, generous worktop space and ample room for everyday cooking. The property offers three well-proportioned bedrooms, including a spacious principal bedroom featuring extensive mirrored fitted wardrobes. The remaining bedrooms provide flexible accommodation for family members, guests or those working from home. A contemporary bathroom completes the layout, fitted with a three-piece suite and shower over the bath. Externally, the property benefits from a large enclosed rear garden offering excellent outdoor space with plenty of potential for landscaping, entertaining or family enjoyment. With gas central heating, double glazing and a convenient location close to local amenities, schools and transport links, this fantastic home is ready for its next owners to move straight into.













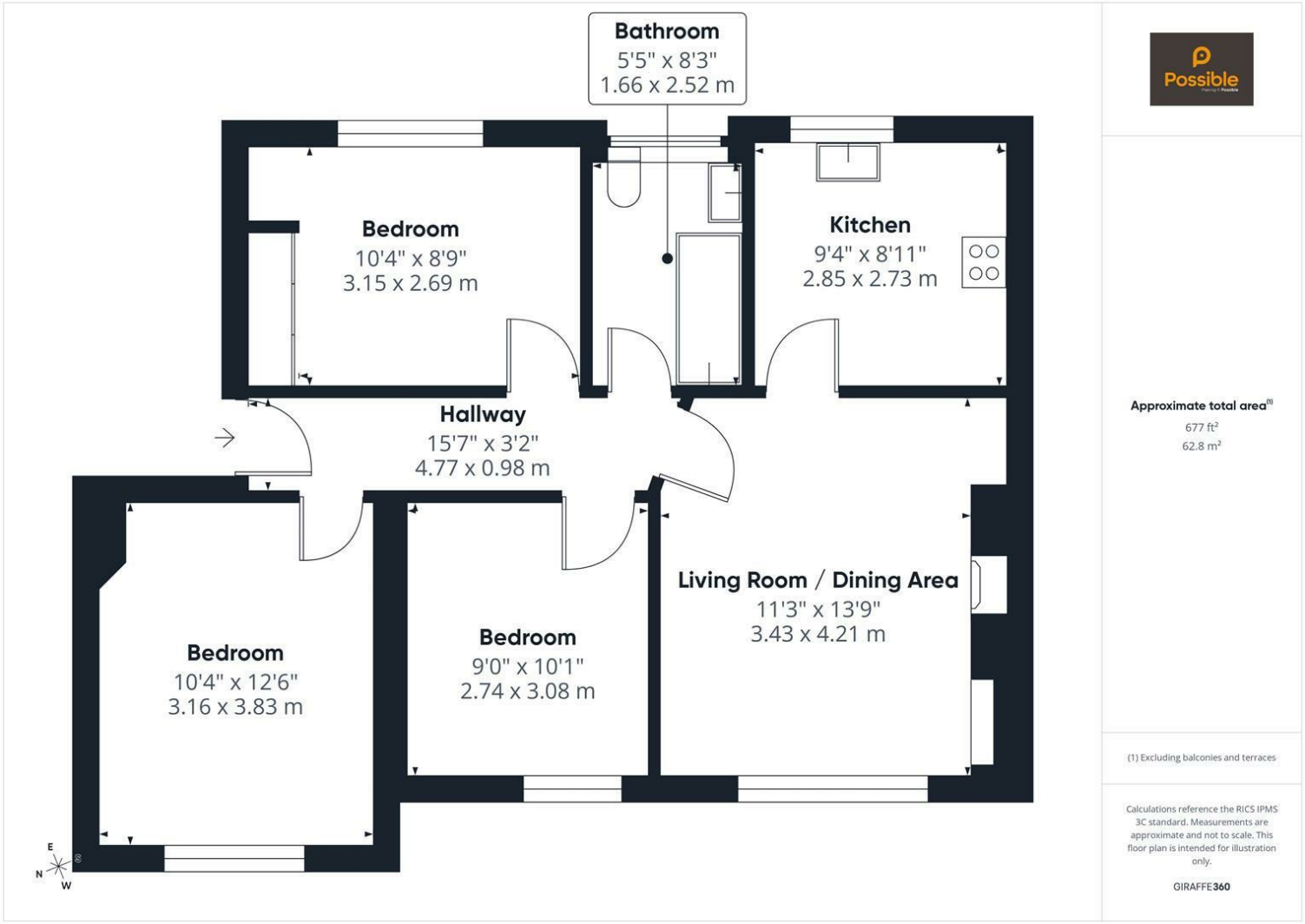
Location

Balvaird Place is a well-established residential area on the western side of Perth, offering a convenient location for a wide range of buyers. Excellent local amenities are within easy reach, including supermarkets, convenience stores, cafés and healthcare facilities. Reputable primary and secondary schools are nearby, making the area particularly popular with families. Regular bus services provide easy access to Perth city centre, while the nearby A9 and Broxden Roundabout offer excellent transport links to Dundee, Stirling, Edinburgh, Glasgow and Inverness. With pleasant green spaces and everyday amenities close by, Balvaird Place combines convenience with a welcoming community atmosphere.







Approximate total area(1)

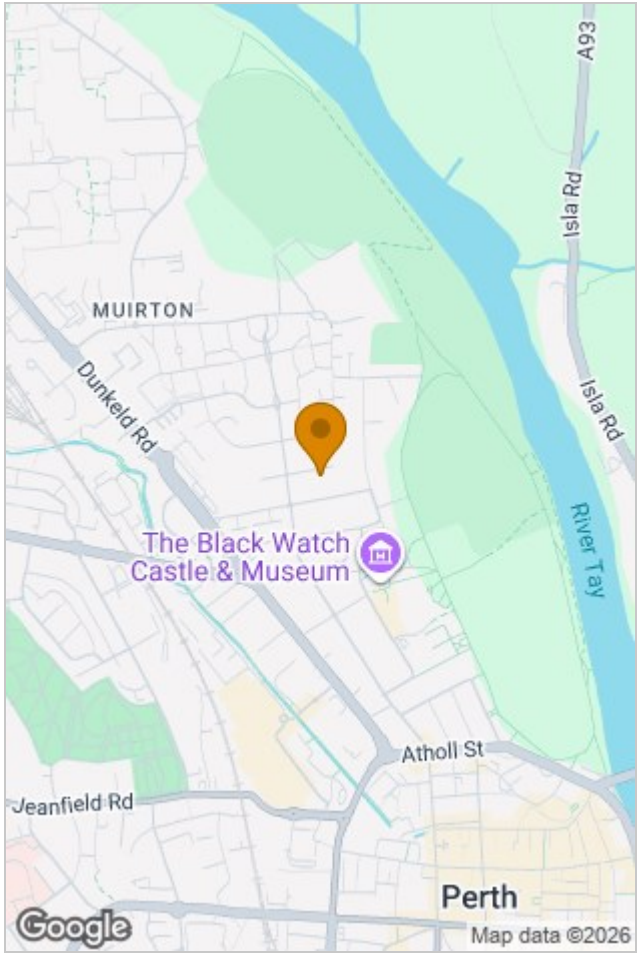
677 ft²

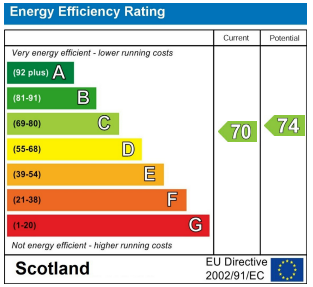
62.8 m²

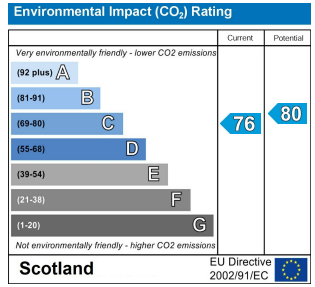
(1) Excluding balconies and terraces

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

GIRAFFE360







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.

Inveralmond Business Centre 6 Auld Bond Road, Perth, Perthshire, PH1 3FX
T. 01738 260 035 | hello@weareposible.co.uk
weareposible.co.uk