



Flat 1 Craigiebank House Moredun Square, Perth, PH2 0DE
Offers over £197,500

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- Three-bedroom ground floor apartment
- Contemporary kitchen
- Excellent built-in storage throughout
- Privately owned garage with EV charger
- Residents' parking available
- Bright and generous living room
- Stylish modern bathroom
- Double glazing and electric heating
- Beautifully maintained communal gardens
- Convenient location close to Perth city centre

Set within the highly regarded Craigie area of Perth, this spacious and beautifully presented three-bedroom ground floor apartment offers stylish, move-in ready accommodation within attractive landscaped surroundings.

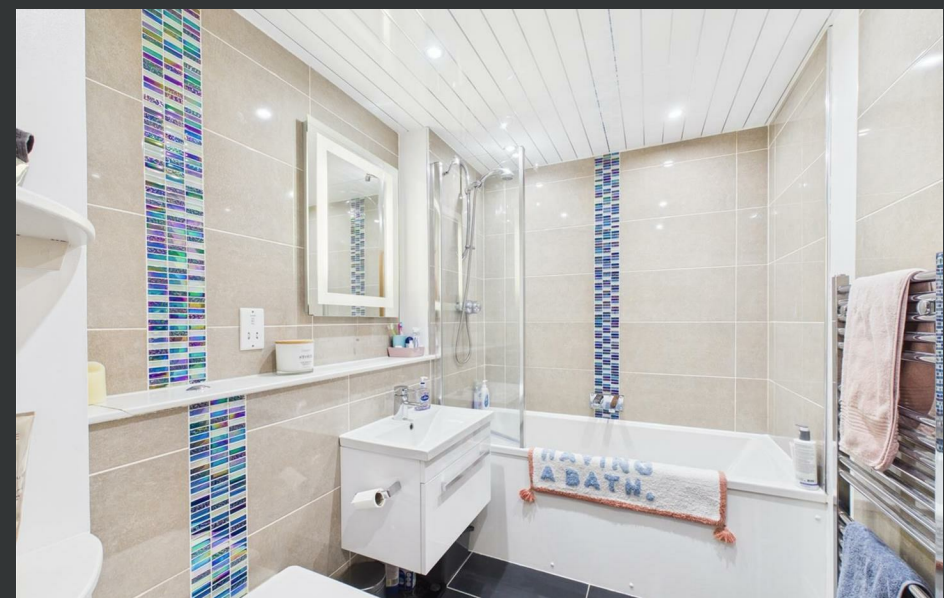
The property opens into a welcoming hallway with excellent built-in storage. The bright and generously proportioned living room provides ample space for both relaxing and dining, with large windows allowing plenty of natural light and pleasant outlooks across the surrounding area and towards Kinnoull Hill. The contemporary fitted kitchen has been thoughtfully upgraded with sleek modern units, quality integrated appliances, extensive worktop space, and a striking splashback finish. There are three well-proportioned bedrooms, all tastefully decorated and offering flexible accommodation for family living, guests, or home working. A modern bathroom completes the accommodation and features stylish tiling, a white suite, and shower over bath. Further benefits include double glazing, electric heating, private residents' parking, a garage with EV charger and beautifully maintained communal gardens surrounding the building. Conveniently located close to Perth city centre, local amenities, transport links, and green spaces, this impressive apartment will appeal to a wide range of buyers including families, downsizers, and professionals alike.

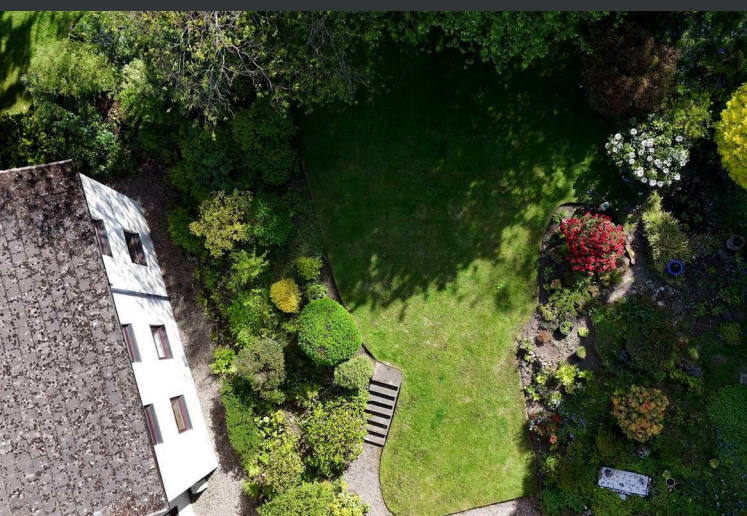


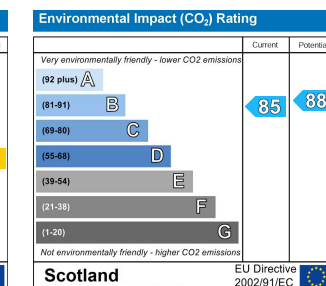
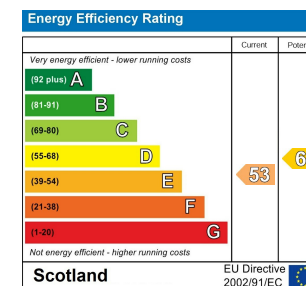
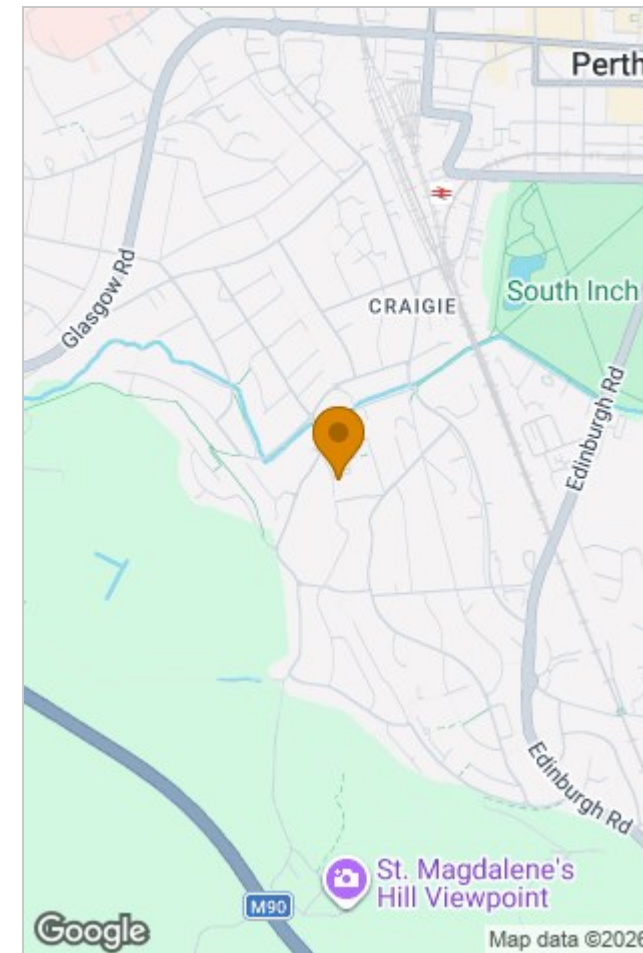
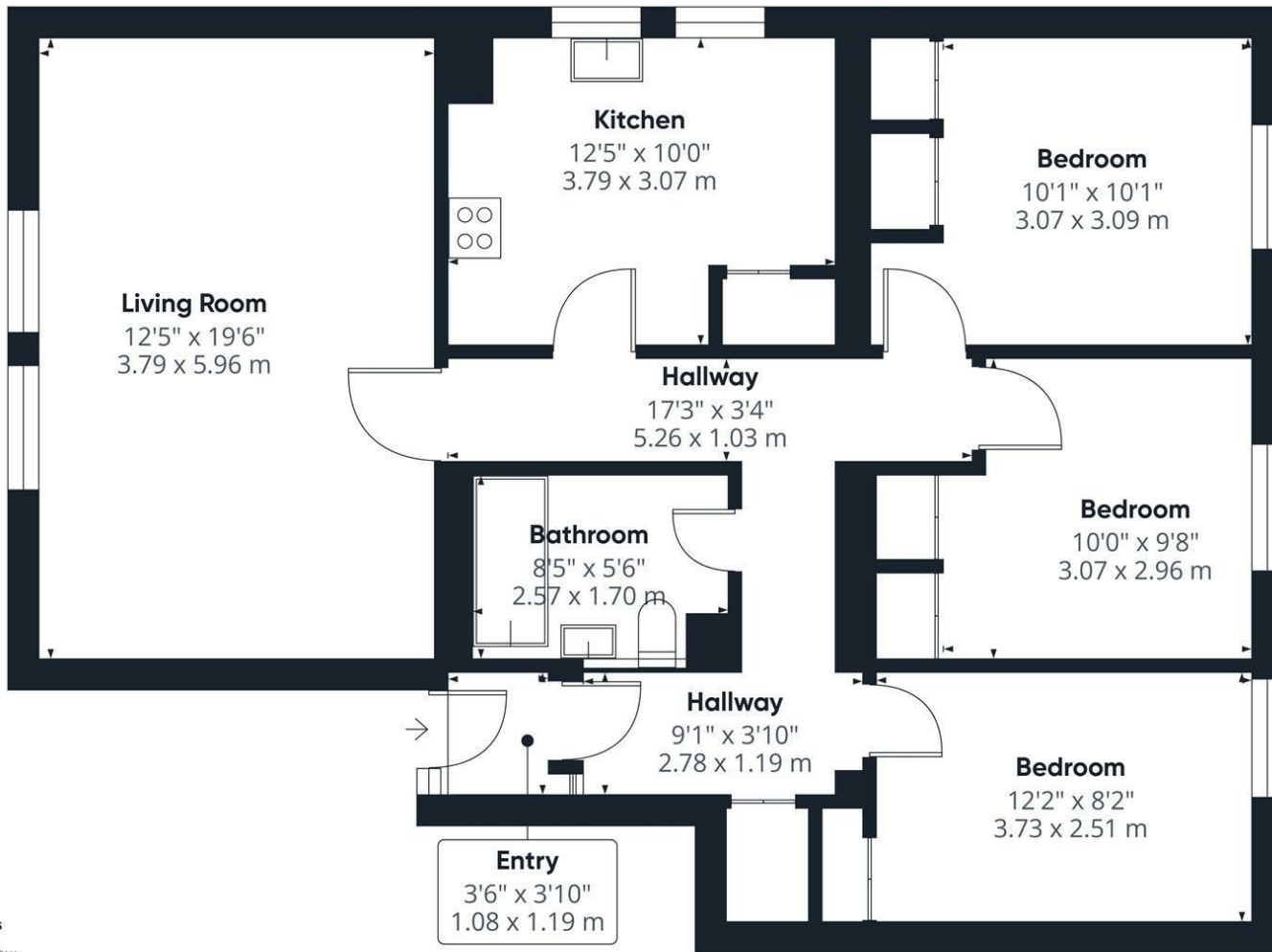


Location

Moredun Square is a desirable residential area situated within easy reach of Perth city centre and a wide range of local amenities. Residents benefit from nearby supermarkets, cafés, restaurants, healthcare facilities, and leisure amenities, while excellent transport connections provide straightforward access throughout Perth and beyond. The area is well placed for commuting, with convenient links to Dundee, Edinburgh, Glasgow, and Inverness via nearby road networks. Perth railway and bus stations are also easily accessible. Surrounded by attractive green spaces and scenic walks, the location combines a peaceful residential atmosphere with excellent everyday convenience.







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.