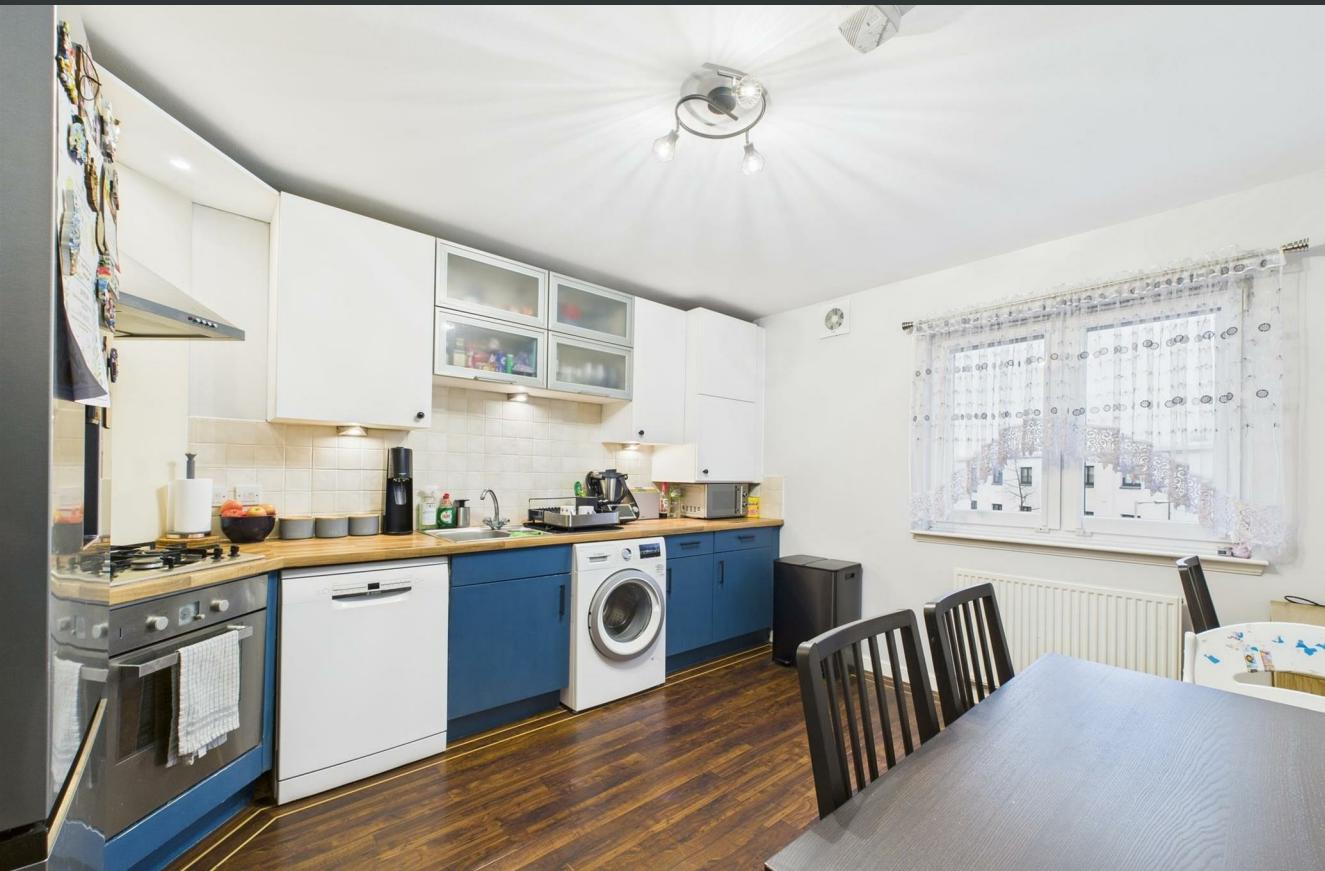




12 Vasart Court, Perth, PH1 5QZ
Offers over £155,000

2 2 1 B



- Modern two-bedroom apartment
- Contemporary fitted kitchen with dining space
- Second double bedroom
- Gas central heating and double glazing
- Allocated parking space
- Bright and spacious living room
- Principal bedroom with en-suite shower room
- Family bathroom with shower over bath
- Well-maintained communal grounds
- Convenient location close to Perth city centre

12 Vasart Court is a well-presented and generously proportioned two-bedroom apartment, set within a modern residential development in a popular area of Perth. The property offers bright, comfortable accommodation, ideal for first-time buyers, professionals, or investors.

The apartment is entered via a welcoming central hallway which provides access to all rooms and includes useful storage. The living room is a particularly attractive space, finished with contemporary décor and wood-effect flooring. Large windows allow natural light to fill the room, creating a bright and inviting atmosphere. The kitchen is well laid out and modern in style, fitted with a range of wall and base units, generous worktop space, and integrated appliances. There is also ample room for a dining table, making it ideal for everyday meals or entertaining. There are two well-proportioned bedrooms, both neutrally decorated and suitable for double beds and additional furnishings. The principal bedroom benefits from its own en-suite shower room, while the second bedroom is served by a modern family bathroom fitted with a bath and shower over. Externally, the property enjoys well-maintained communal grounds and an allocated parking space. The apartment is presented in move-in condition and benefits from gas central heating and double glazing throughout. Located within easy reach of Perth city centre, excellent transport links, and local amenities, this is a highly appealing home offering comfort, convenience, and modern living.



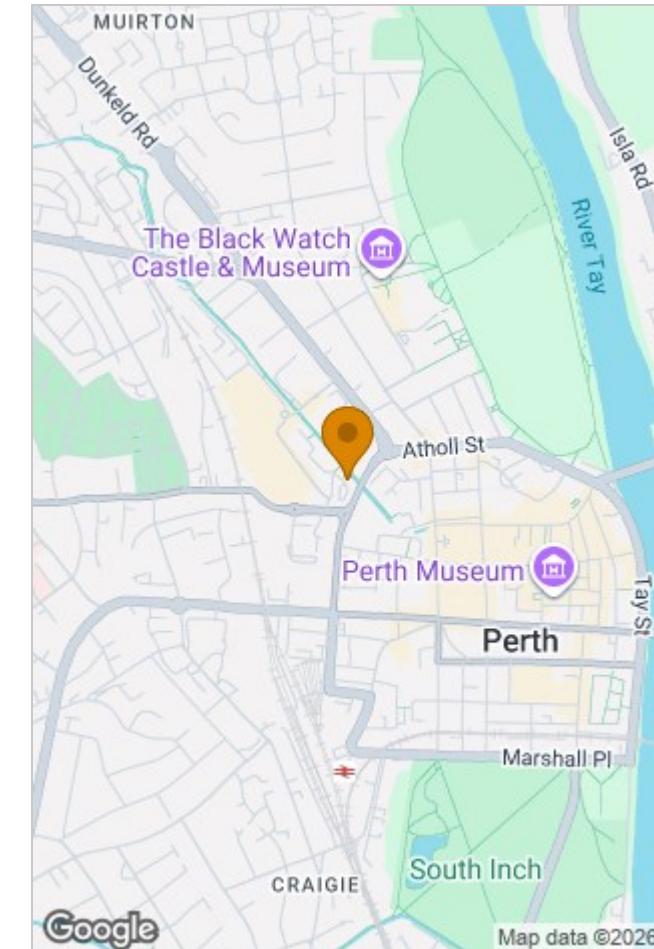
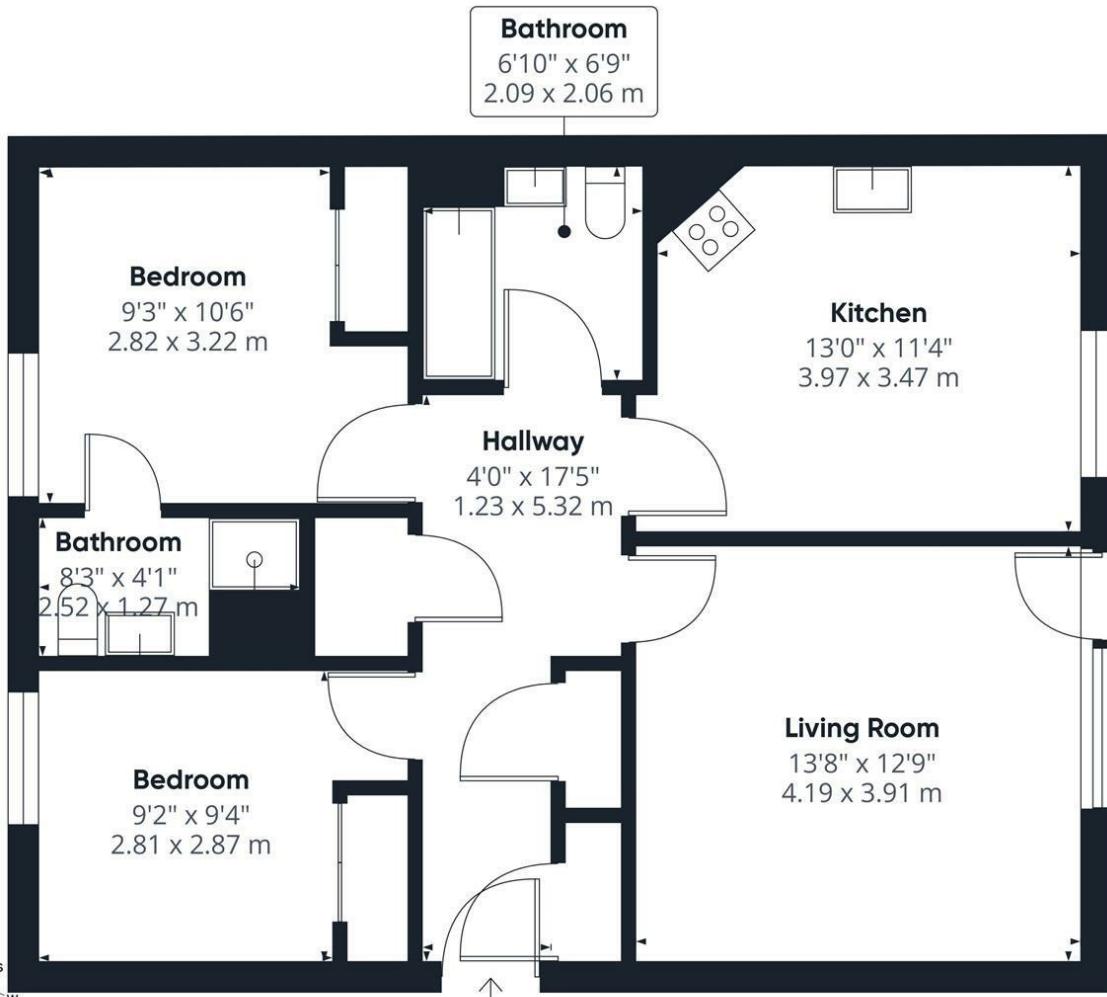


Location

Vasart Court is situated within a popular residential area of Perth, offering easy access to the city centre and a wide range of local amenities. Perth provides excellent shopping, leisure, and dining options, along with reputable schooling and healthcare facilities. The area is well served by public transport, with Perth railway station offering regular services to Dundee, Edinburgh, and Glasgow, while road links connect quickly to the A9 and surrounding areas. Nearby green spaces and riverside walks provide excellent opportunities for outdoor recreation, making this a convenient and well-balanced location for modern living.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(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	86	86
(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

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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