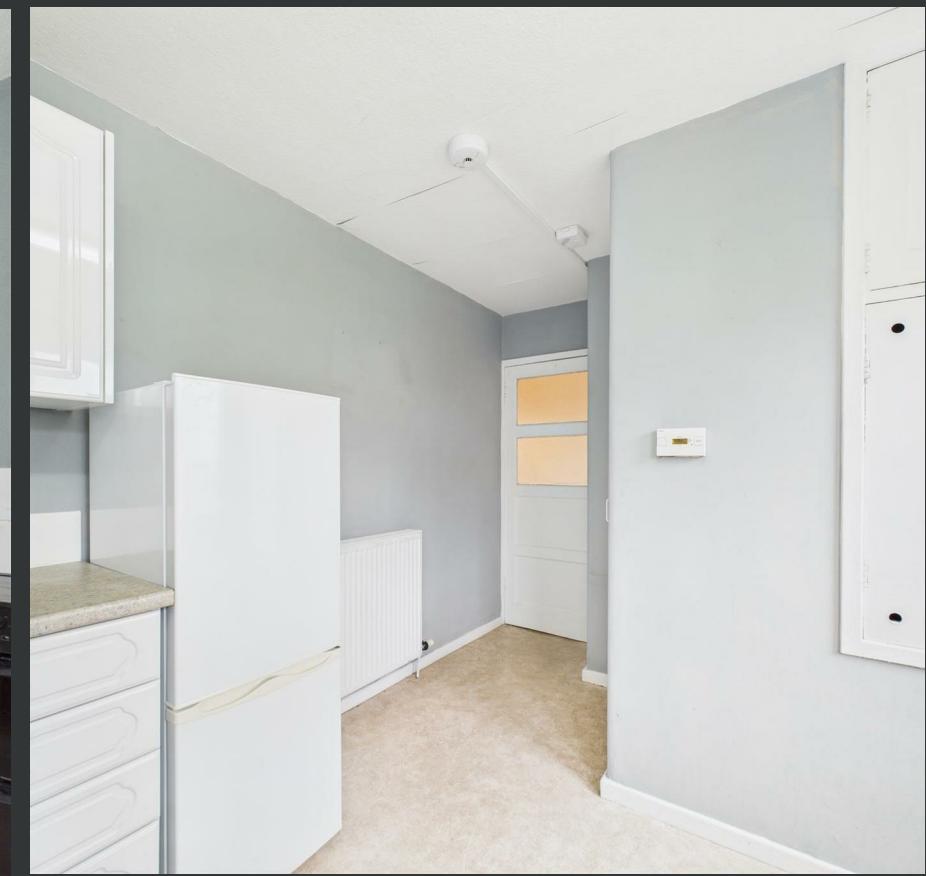




20 Campsie Road, Perth, PH1 2EG
Offers over £105,000

2 1 1 C



- Ground floor flat
- Two double bedrooms
- Fitted kitchen with storage
- Gas central heating
- Private front garden
- Private main door entrance
- Spacious and bright living room
- Modern three-piece bathroom
- Double glazing throughout
- Established residential location

This well-proportioned ground floor flat is located within an established and popular residential area of Perth and offers comfortable, easily accessible accommodation on one level. The property is entered via its own private entrance, providing a sense of independence and convenience.

Internally, the accommodation comprises a welcoming hallway which gives access to all rooms. The bright and spacious living room enjoys excellent natural light and offers generous space for both lounge and dining furniture, making it ideal for everyday living and entertaining. The kitchen is well laid out and fitted with a range of base and wall units, providing good worktop space and room for essential appliances. There are two well-proportioned double bedrooms, both offering flexible accommodation suitable for bedrooms, guest rooms or a home office. Each benefits from large windows allowing plenty of natural daylight. The accommodation is completed by a modern bathroom fitted with a three-piece suite. Externally, the property enjoys use of a private lawned garden area to the front, with a shared drying green located to the rear, offering practical outdoor space while maintaining ease of upkeep. Further features include gas central heating and double glazing throughout. This property would make an ideal purchase for first-time buyers, downsizers or buy-to-let investors seeking a conveniently located ground floor home with private outdoor space and well-balanced accommodation.



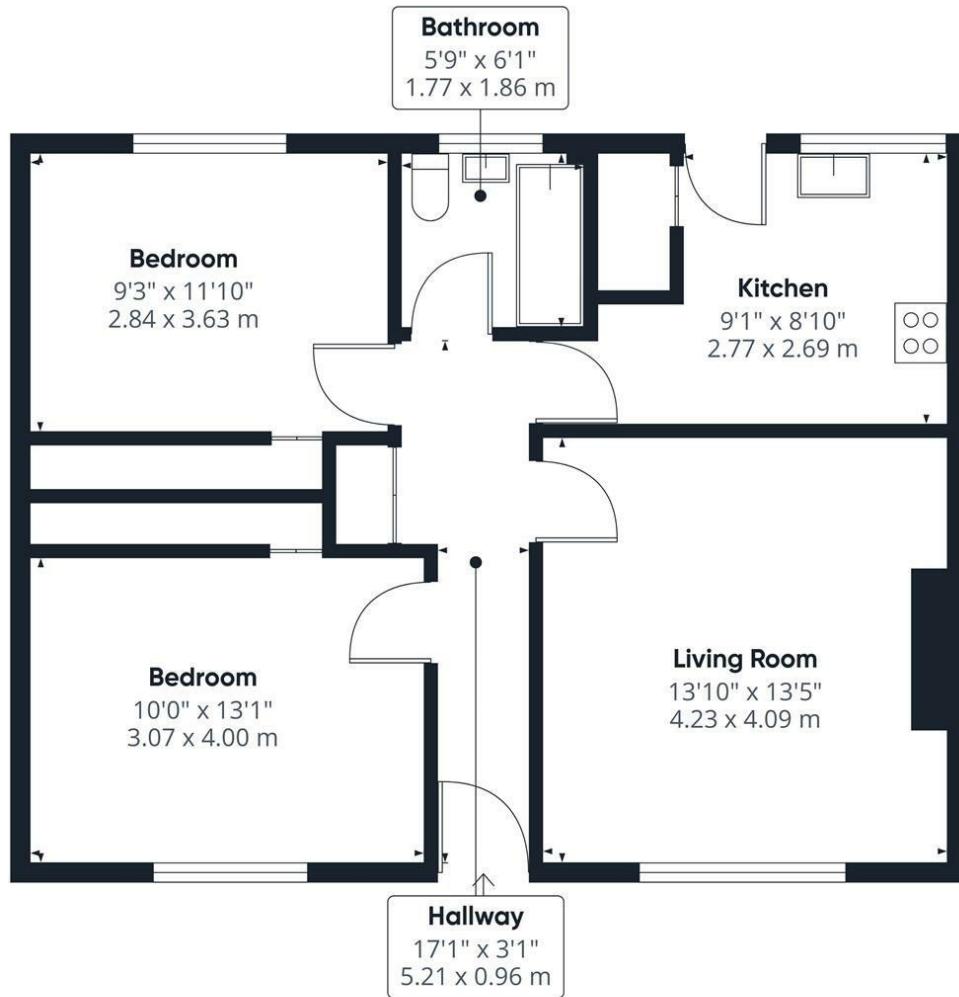


Location

Campsie Road is situated within a well-established residential area of Perth, offering easy access to a wide range of local amenities. Nearby facilities include supermarkets, local shops, schools and healthcare services. Perth city centre is within close proximity, providing a broader selection of shopping, leisure and dining options. The area benefits from good public transport links and convenient access to major road networks connecting to Dundee, Stirling and the wider central belt. Green spaces, riverside walks and recreational facilities are also close by, making this a practical and appealing location for a range of buyers.





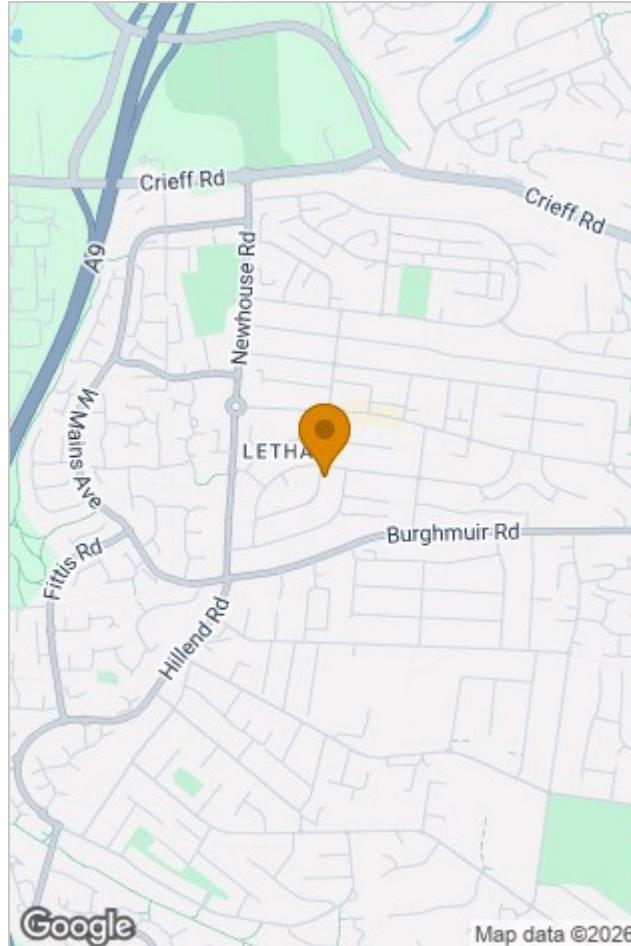


Approximate total area⁽¹⁾
678 ft²
63 m²

(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



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