



46 Florence Place, Perth, PH1 5BJ
Offers over £105,000





- Two-bedroom apartment
- Fitted kitchen with ample storage
- Bathroom with shower over bath
- Double glazing throughout
- On-street parking nearby
- Bright bay-windowed living room
- Two well-proportioned double bedrooms
- Gas central heating
- Central Perth location
- Ideal first-time buy or investment

Flat B, 46 Florence Place is a well-proportioned two-bedroom ground floor apartment, ideally positioned within a traditional residential building close to Perth city centre. The property offers bright, practical accommodation that will appeal to first-time buyers, downsizers, or investors seeking a centrally located home.

Accessed via a well-maintained communal entrance, the flat opens into a welcoming hallway which provides access to all rooms. The living room is generously sized and benefits from a bay window, allowing plenty of natural light to fill the space while offering an attractive outlook over the surrounding area. This room provides ample space for both lounge and dining furniture. The kitchen is fitted with a range of wall and base units, complemented by contrasting worktops and tiled splashbacks. There is good storage provision and space for essential appliances, making it a functional and practical workspace. Both bedrooms are well-proportioned doubles, offering flexibility for use as sleeping accommodation, a home office, or guest room if required. The bathroom is fitted with a three-piece suite including a bath with shower over, wash hand basin and WC. The property benefits from gas central heating and double glazing, contributing to comfort and efficiency throughout the year. Externally, residents enjoy access to shared grounds and convenient on-street parking nearby. This appealing flat represents an excellent opportunity to acquire a centrally located home with well-balanced accommodation and easy access to all the amenities Perth has to offer.

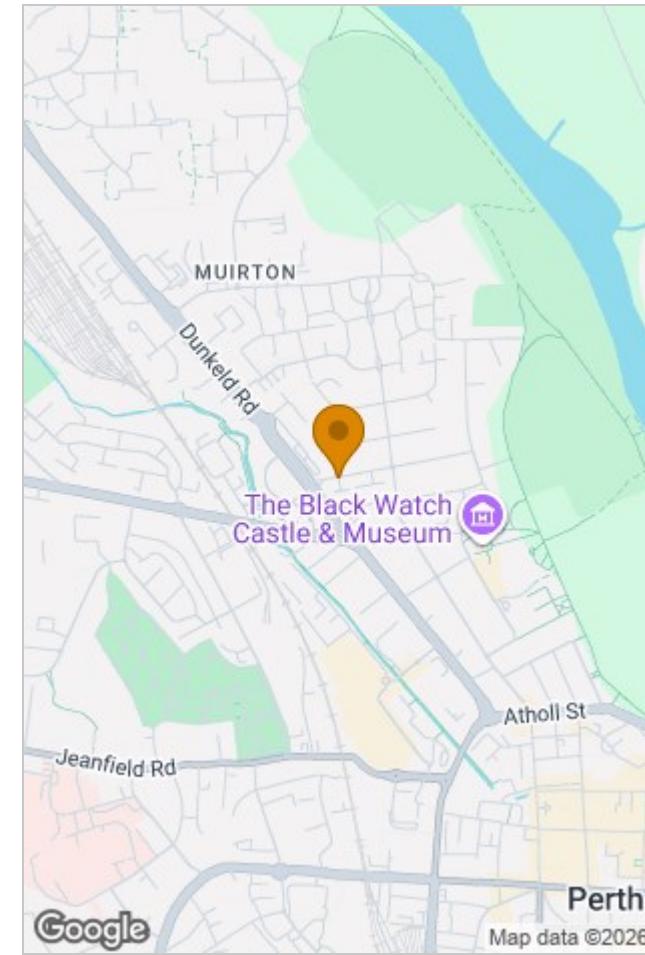
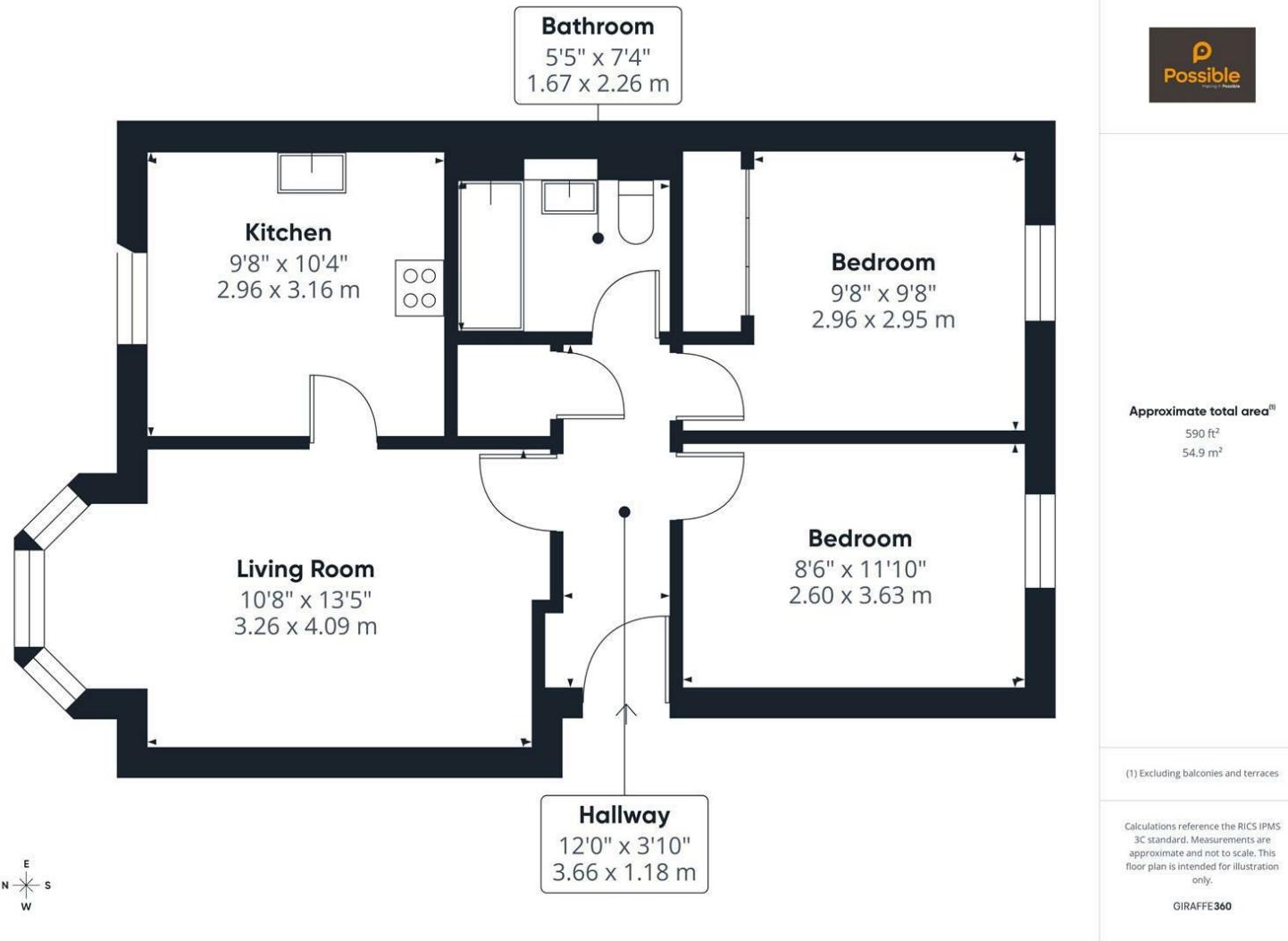




Location

Florence Place is conveniently located within easy walking distance of Perth city centre, offering access to a wide range of shops, cafés, restaurants and leisure facilities. The area is well served by public transport, with regular bus routes and Perth Railway Station nearby, providing excellent links to Dundee, Edinburgh and beyond. Local schools, parks and riverside walks along the nearby River Tay enhance the appeal of the area, while road links allow easy commuting to surrounding towns and the wider Perthshire countryside.





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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B	69	72
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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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	74	79
(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

