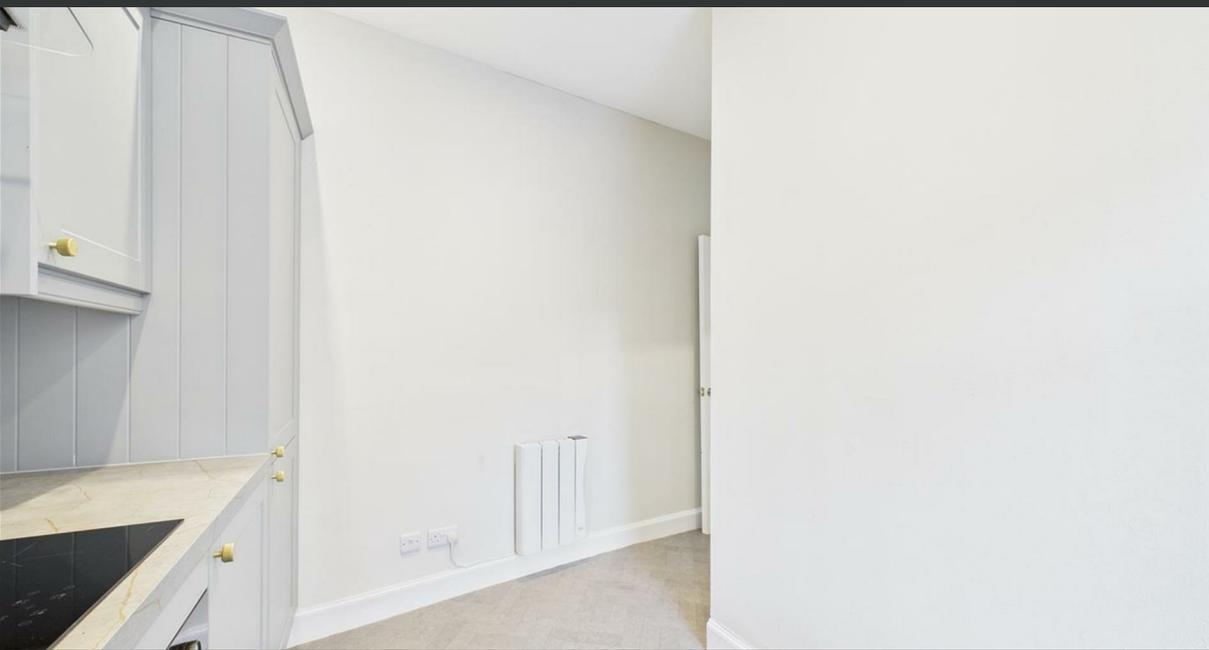




1 Low Street, Perth, PH1 5RH
Offers over £95,000



1 Low Street Perth, PH1 5RH

Offers over £95,000

- Newly refurbished ground floor flat
- Modern fitted kitchen with integrated oven
- Contemporary bathroom with electric shower
- Traditional building with generous room sizes
- Walking distance to city centre and North Inch
- Dual-aspect living room
- Two large double bedrooms
- Fresh décor and new flooring throughout
- Modern electric heating & partial double glazing
- Private main door entrance

1 Low Street offers a freshly renovated and generously sized ground floor flat in a highly convenient central Perth location close to the city centre and North Inch. The property blends bright, neutral interiors with excellent proportions, providing an attractive option for first-time buyers, downsizers or investors seeking a ready-to-move-into home close to city amenities.

The welcoming hallway leads to a spacious living room with tall ceilings and large sash windows that allow plenty of natural light to flow through the space. The neutral décor and soft new carpeting create a calm setting that can easily suit a range of styles. The newly fitted kitchen features modern units, marble-effect worktops, an integrated oven, electric hob and space for appliances. There are two generous double bedrooms, each well-proportioned and finished in the same bright style, offering flexible layouts for furniture. The modern bathroom has been fully updated and includes a fitted vanity unit, WC and a white three-piece suite with an electric shower over the bath. The flat benefits from new flooring throughout, fresh decor, modern electric heating and partial double glazing windows. Positioned within a traditional stone building, it is moments from shops, cafes, restaurants, transport links and picturesque riverside walks. Residential parking permits are available nearby via Perth & Kinross Council. This is an ideal opportunity to secure a spacious and fully refreshed flat in a central location with excellent everyday convenience.





Location

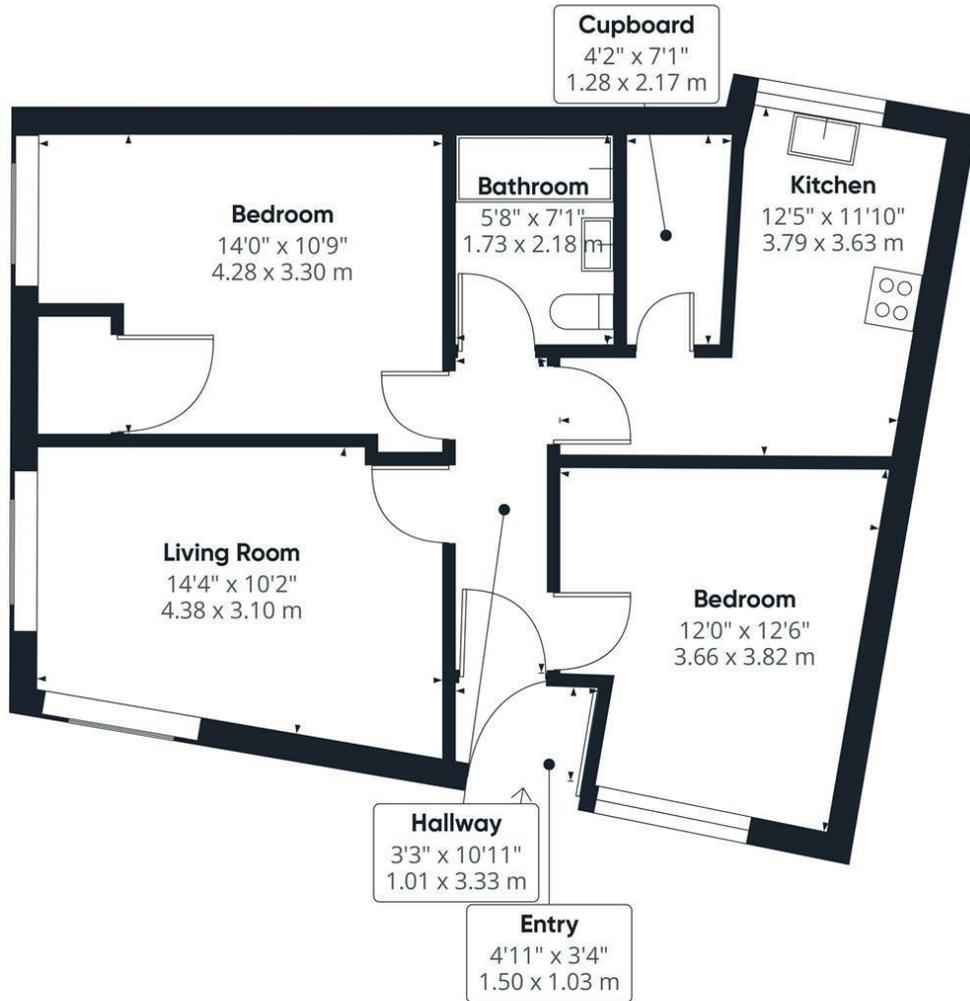
Low Street sits in the heart of Perth, placing everyday essentials within just a few minutes' walk. The area offers an excellent mix of independent shops, supermarkets, cafés, bars and restaurants, along with easy access to the River Tay and the city's riverside paths. Perth Theatre, Perth Concert Hall and a variety of leisure facilities are all nearby. Excellent bus routes run throughout the city, while Perth Train Station provides convenient links to Dundee, Edinburgh, Glasgow and beyond. With quick access to the A9 and M90, this location is ideal for commuting while still enjoying the benefits of vibrant city living.



Opening
Time - P
Website

20
Speed Limit
Day & Night

20

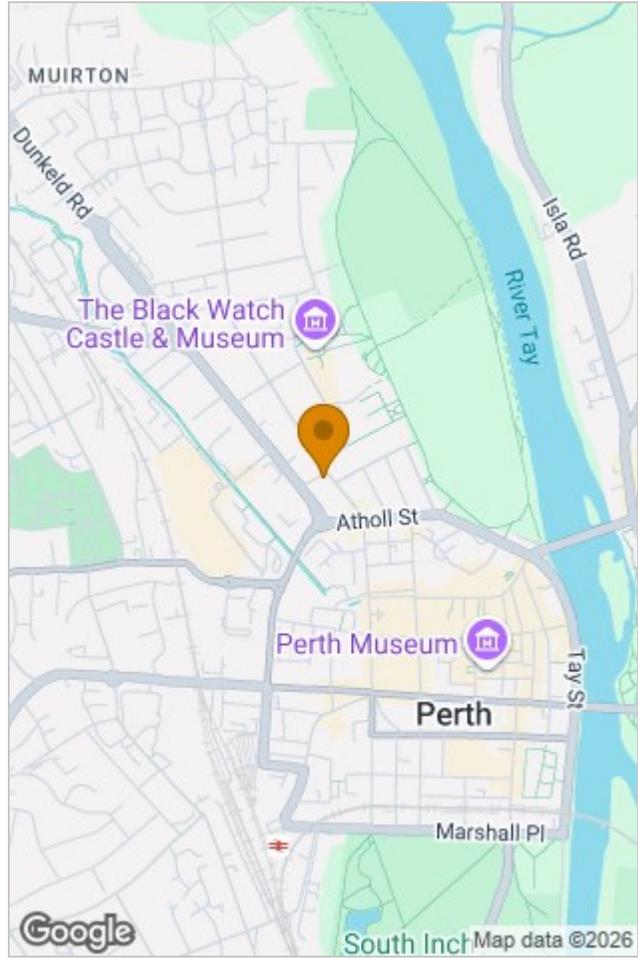


Approximate total area⁽¹⁾
656 ft²
61 m²

(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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		75
	55	
Scotland	EU Directive 2002/91/EC	EU

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
		86
	86	90
Scotland	EU Directive 2002/91/EC	EU

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.

