



21 York Place, Perth, PH2 8EP
Offers over £147,500

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- Two generous bedrooms
- Modern fitted kitchen
- Versatile substantial carpeted attic room
- Traditional period features
- Rear garden area
- Spacious bay-windowed lounge
- Two bathroom facilities
- Separate storage room
- Ground-floor private entrance
- Central Perth location

Offering generous and flexible accommodation in a highly convenient central Perth location, 21 York Place is a characterful two-bedroom maisonette with the added benefit of a substantial, fully lined and floored attic room.

The main living accommodation is positioned on the first floor, where a spacious living room immediately stands out with its impressive bay window, high ceiling and traditional proportions. The separate kitchen has a clean, contemporary finish with sleek white cabinetry, good worktop space and modern fittings. There is a bathroom on this level plus two bedrooms, both offering useful proportions and one also featuring its own ensuite shower room. Period detailing including deep skirtings, decorative cornicing and substantial window surrounds adds further character throughout. Above, the attic room provides a particularly versatile additional space. Brightened by roof and side windows, it could suit a variety of uses such as a home office, hobby room or occasional bedroom while a separate storage room adds further practicality. The property also benefits from its own ground-floor entrance hallway and enjoys access to a garden area to the rear. With its combination of traditional character, flexible accommodation and a location close to Perth city centre, this is a home with plenty to offer.

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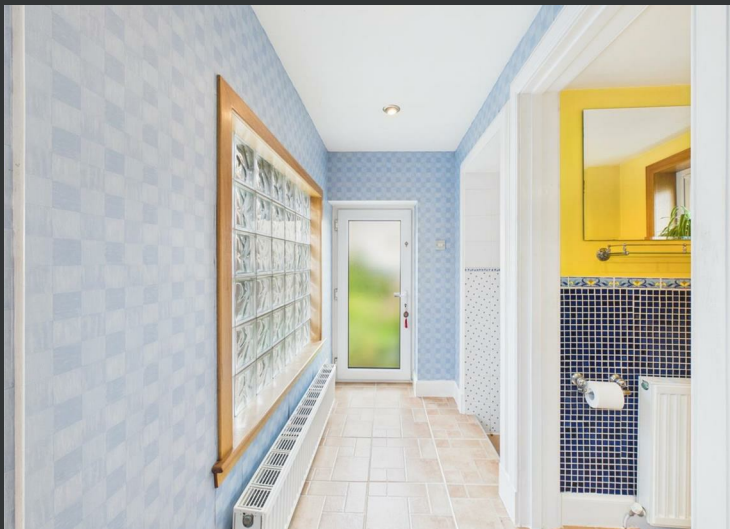
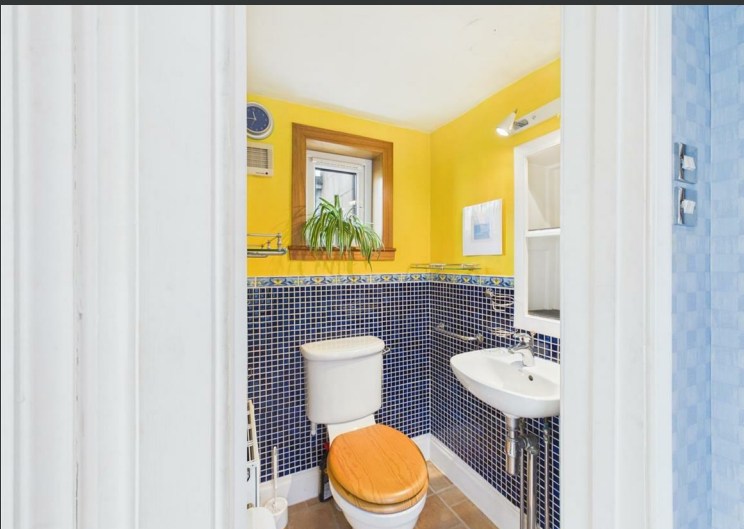
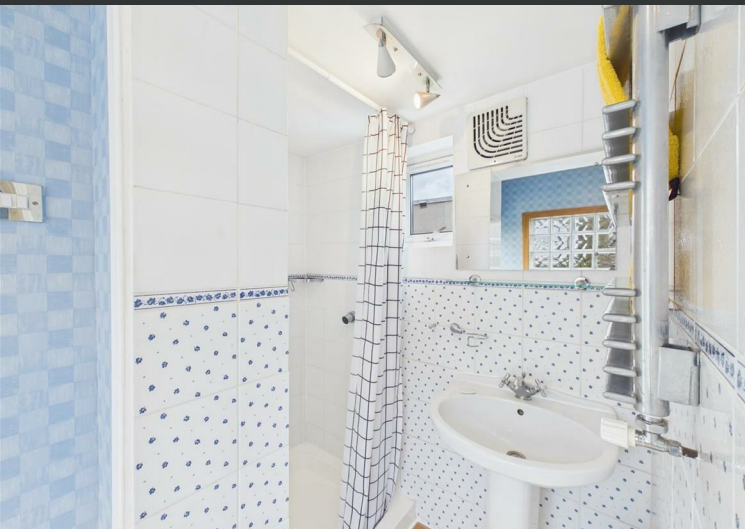




Location

York Place enjoys a convenient position close to the heart of Perth, placing a wide selection of shops, cafés, restaurants and everyday amenities within easy reach. Perth Railway Station is particularly accessible from this part of the city, providing connections towards Dundee, Edinburgh, Glasgow and further afield, while local bus services are also readily available. The nearby South Inch provides valuable green space for walking and recreation, with Perth's wider leisure and cultural facilities also close by. The location is particularly well suited to those looking for easy access to both the city centre and transport links.







Ground floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

1138 ft²
105.7 m²

Reduced headroom

71 ft²
6.6 m²

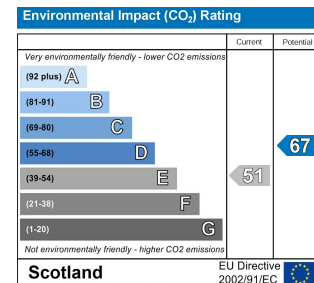
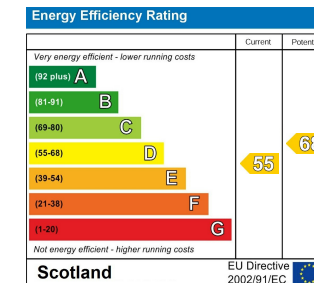
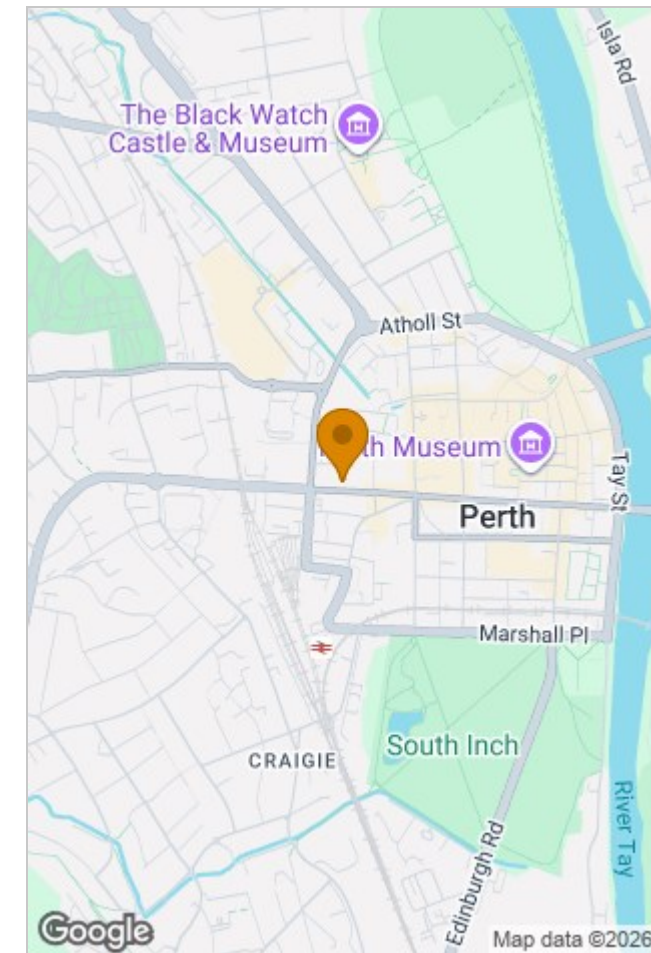
(1) Excluding balconies and terraces.

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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.

Inveralmond Business Centre 6 Auld Bond Road, Perth, Perthshire, PH1 3FX

T. 01738 260 035 | hello@wearepossible.co.uk

wearepossible.co.uk

