



14a St. Magdalenes Road, Perth, PH2 0BN
Offers over £192,500

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14a St. Magdalenes Road Perth, PH2 0BN

- Spacious upper villa conversion
- Two attic rooms
- Modern kitchen
- Double glazing
- Lovely views
- Two double bedrooms
- Large living room
- Gas central heating
- Privately owned garden
- Move-in condition

Welcome to this charming 2 bedroom (plus 2 attic rooms) maisonette located on St. Magdalenes Road in the sought-after Craigie area of Perth. This delightful property boasts a wealth of character and offers generous living space spread over three floors, perfect for those looking for a cosy yet spacious home. The property features its own private entrance, gas central heating and double glazing providing comfortable accommodation for individuals or small families. Additionally, the property includes a well-maintained bathroom and modern kitchen, ensuring convenience and functionality.

One of the standout features of this property are the two useful attic rooms, offering versatile space that can be utilised as occasional bedrooms, a home office, or a hobby room to suit your needs. The privately owned and fence-enclosed garden provides a tranquil outdoor space where you can unwind and enjoy the fresh air. Located with walking distance of the city centre, this attractive property offers not only a lovely home but also a desirable neighbourhood with amenities and travel links nearby.

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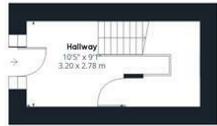


Location

The property is located within the sought-after Craigie area of Perth and in close proximity to a number of nearby amenities including primary schools, a local shop/post office, regular bus service and eateries. Perth city centre, railway station, bus station and the picturesque South Inch Parklands can also be found within walking distance. Easy access can also be gained to the M90 motorway via the nearby Edinburgh Road.







Ground floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

1261.6 ft²
117.21 m²

Reduced headroom

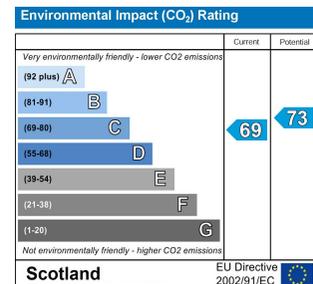
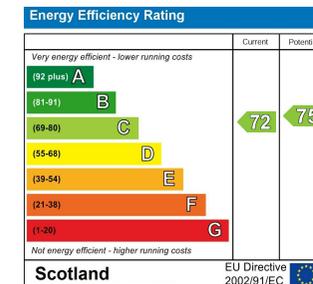
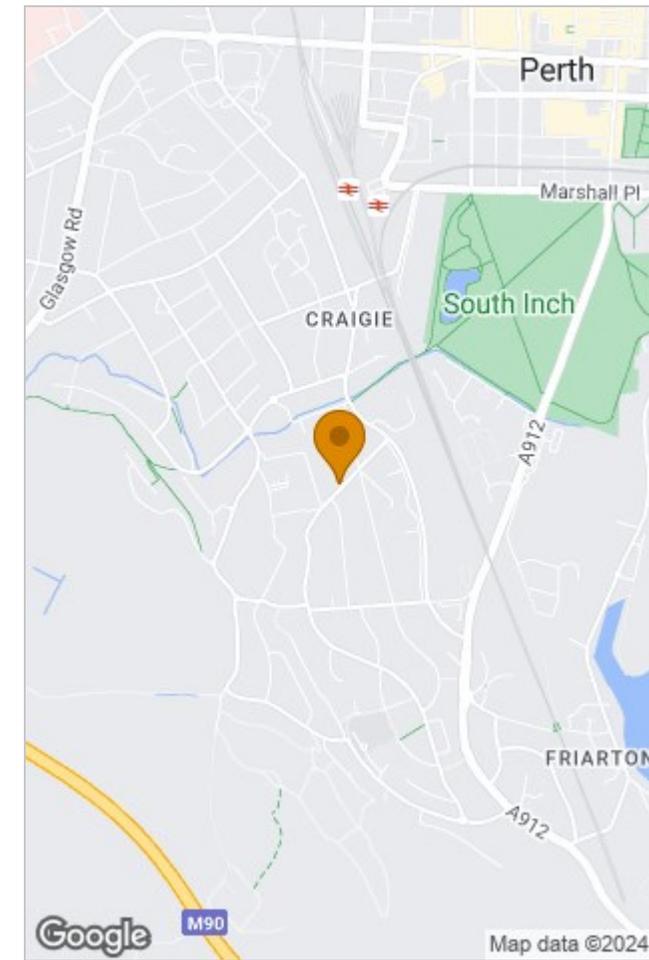
41.01 ft²
3.81 m²

(1) Excluding balconies and terraces.

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes 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.