



10 Trajan Road, Perth, PH1 0BL  
Fixed Price £195,000





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- Stylish top floor apartment
- Large open-plan lounge/kitchen
- Two allocated parking spaces
- LBTT paid
- Secure entry system
- 3 bedrooms 1 en-suite
- Excellent storage space
- Highly energy efficient
- Fully finished and ready for entry
- Virtual tour available

Welcome to the Glamis, an exceptional, newly completed 3-bedroom top floor apartment that surpasses expectations of apartment living. Nestled within a charming three-story block, this home boasts a wealth of features, making it an excellent choice for families, individuals seeking extra space, and even savvy investors.

Highlights of this home include a utility room, en-suite bathroom, and large open plan kitchen and lounge area with dual aspect windows which both open out to their own Juliet balcony. There is also a management fee of around £60 per month which includes weekly cleaning of the communal area, external lighting, regular garden maintenance and buildings insurance.



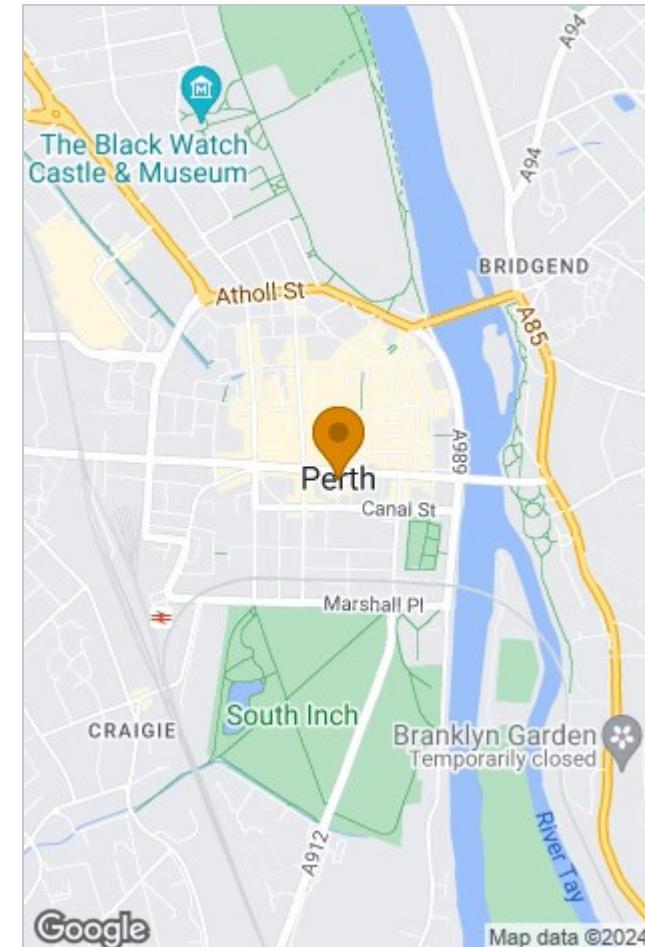
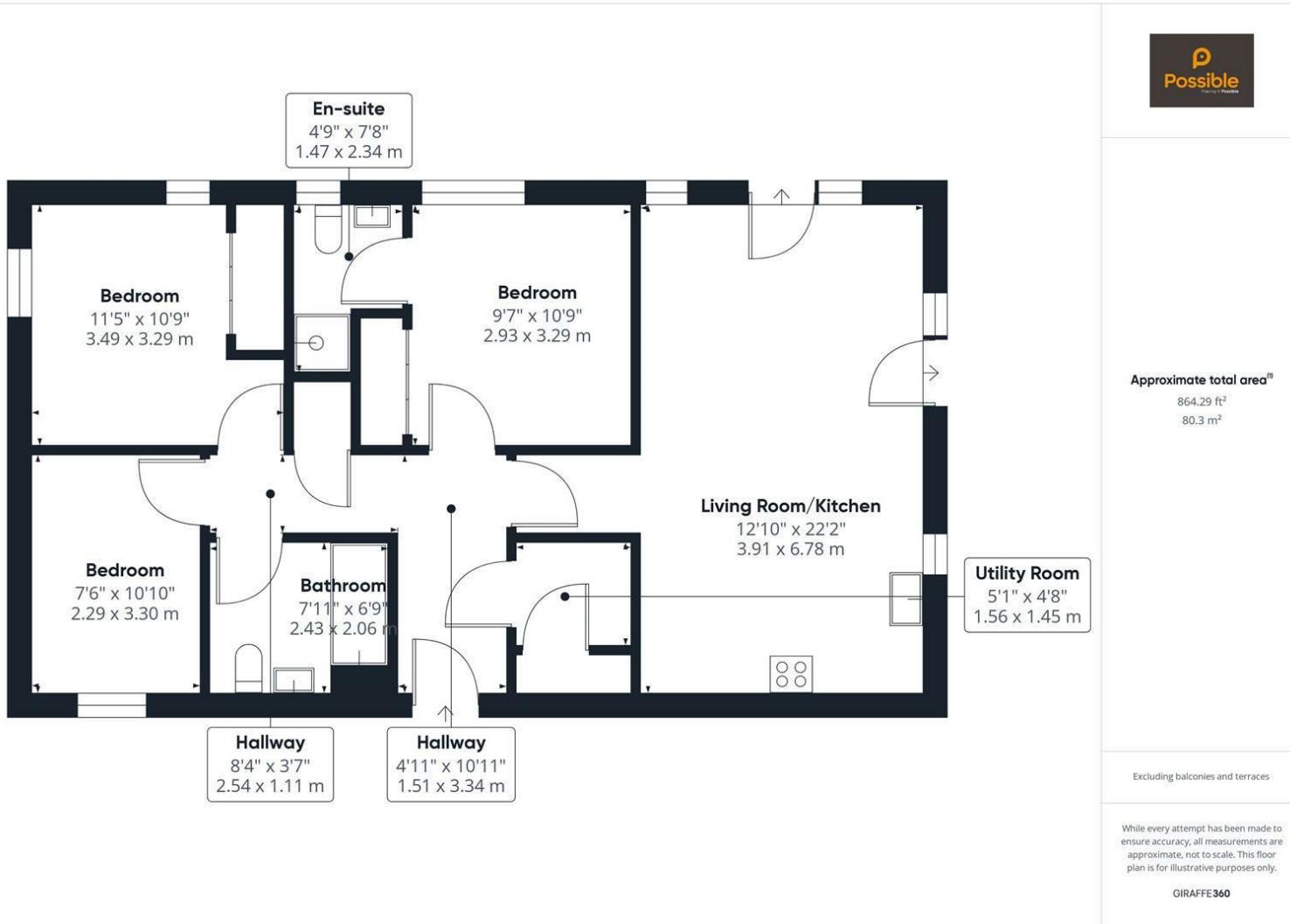


## Location

The new Bertha Park residential area is located towards the western side of Perth. There is a new high school recently opened, and other schooling can be found a short distance away. The property is ideally located for the commuter with the nearby A9 obtaining easy access to larger cities. The city of Perth offers a range of facilities including supermarkets, theatres, restaurants, pubs, professional offices, local shops, post office and recreational facilities.







## 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.