



33c Friar Street, Perth, PH2 0EG
Offers over £122,500

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33c Friar Street Perth, PH2 OEG

- Popular Craigie location
- Two bedrooms
- Modern fitted kitchen
- Gas central heating
- Private rear garden
- Bright and spacious first floor flat
- Modern shower room
- Living room with bay window
- Double glazing
- Walking distance to city centre & train station

Nestled within a charming traditional tenement in the Craigie area of Perth, this beautifully presented two-bedroom flat offers an ideal blend of character and contemporary style. The spacious lounge is bright and welcoming, featuring a double window and soft neutral decor. The modern kitchen has been thoughtfully updated with sleek gloss units, contrasting worktops and integrated appliances, making great use of space. The main bedroom is a generous double with ample room for storage, while the second bedroom offers flexibility as a guest room, home office, or dining room. The shower room features a crisp, modern finish with marble-effect wall panels and a large walk-in shower enclosure.

Externally, the property also boasts its own private section of garden. Double glazing and gas central heating ensure year-round comfort. With on-street parking available and the city centre just a short walk away, this home will appeal to first-time buyers, investors or downsizers alike.

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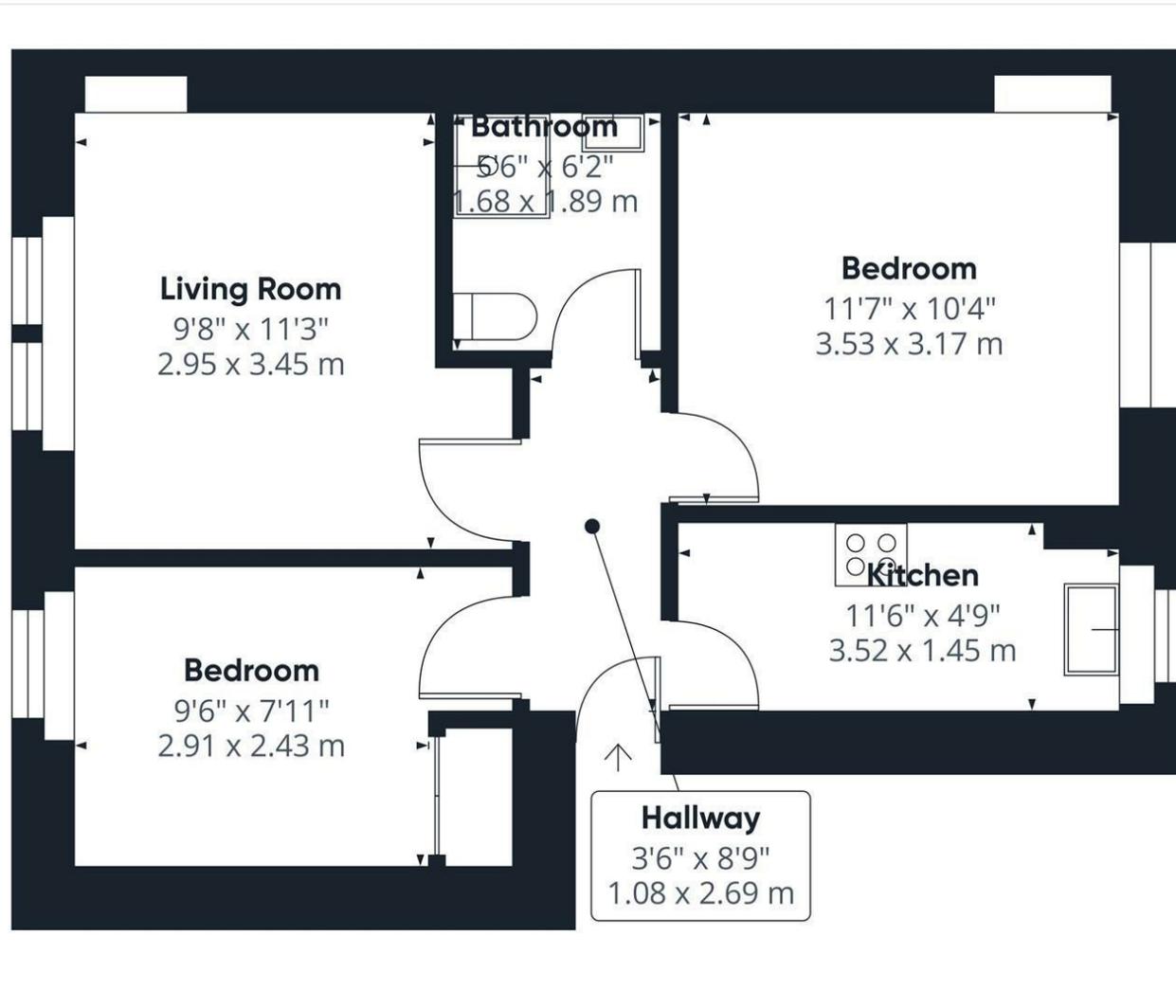


Location

Craigie is one of Perth's most desirable residential areas, known for its friendly community and excellent transport connections. Just a short stroll from the city centre, residents enjoy easy access to Perth's array of shops, cafes, restaurants, and cultural venues. The area is also well served by local schools and supermarkets, with the South Inch parklands nearby for outdoor leisure. For commuters, Perth train and bus stations are within walking distance, offering regular services across Scotland. With its blend of traditional charm and urban convenience, Craigie continues to be a top choice for buyers looking for lifestyle and location combined.







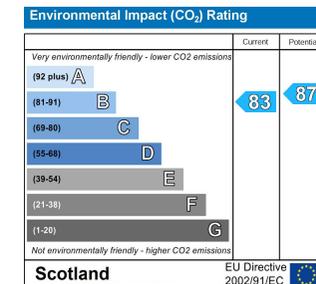
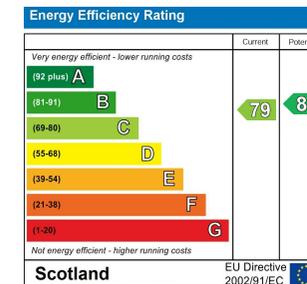
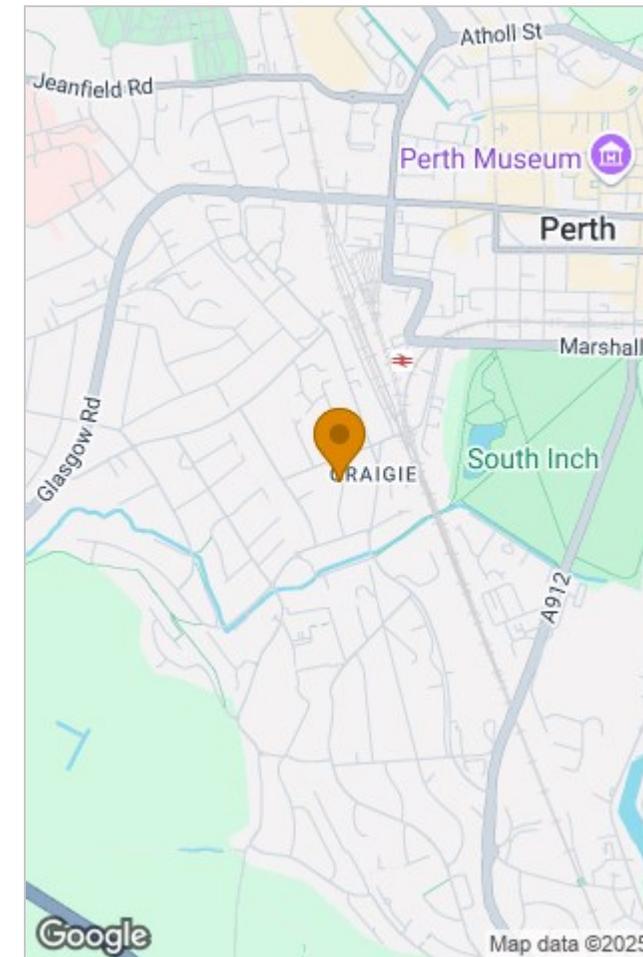
Approximate total area⁽¹⁾
473.06 ft²
43.95 m²

(1) Excluding balconies and terraces.

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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.