



7 Closeburn Terrace 61 Feus Road, Perth, PH1 2AX  
Offers over £105,000



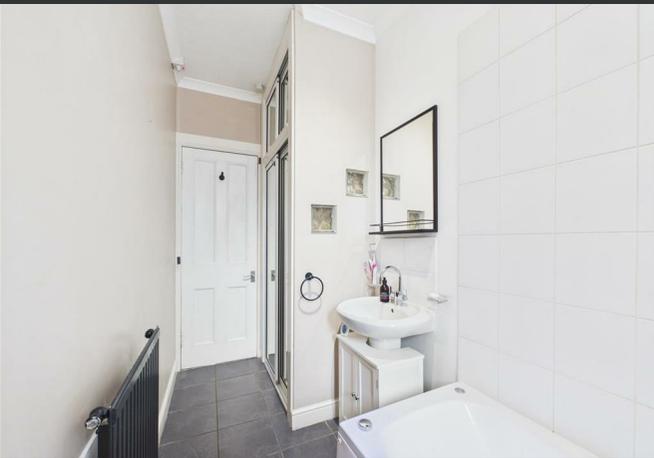
## 7 Closeburn Terrace 61 Feus Road Perth, PH1 2AX

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- One-bedroom first floor apartment
- Bay-windowed living room
- Bathroom with shower over bath
- Gas central heating and double glazing
- On-street parking
- Attractive red sandstone terrace
- Modern fitted kitchen with island
- High ceilings and period features
- Private and shared areas of garden
- Presented in excellent condition

Located within an attractive red sandstone terrace on Feus Road and originally a 2 bedroom layout, this large, beautifully presented first floor apartment offers generous proportions, gas central heating, double glazing elegant period features and an eye-catching dining kitchen.

The welcoming hallway leads to a bright and spacious living room measuring over 19 feet in length. The bay window formation enhances the sense of space while allowing natural light to flood the room, highlighting the high ceilings and traditional detailing. There is ample room for dining and home office furniture, creating a versatile and comfortable living environment. The contemporary kitchen is well appointed with modern wall and base units, integrated appliances and a central breakfasting island, providing an ideal space for cooking and entertaining. The property further benefits from a well-proportioned double bedroom with fitted storage and a modern bathroom fitted with a white suite and shower over bath. Externally, there is a small private section of garden to the rear, shared drying green and private store. It also boasts a private store room within the communal close. On-street parking is available to the front. This impressive apartment will appeal to first-time buyers, professionals and investors alike, offering a stylish home in one of Perth's most desirable residential locations within easy reach of the city centre.



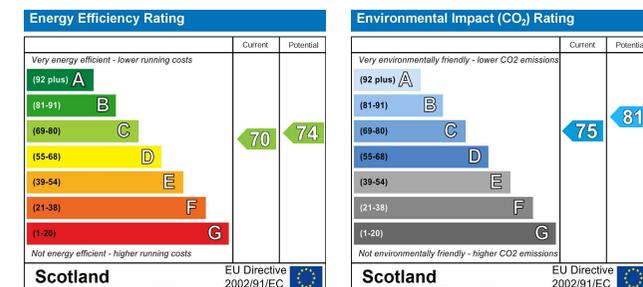
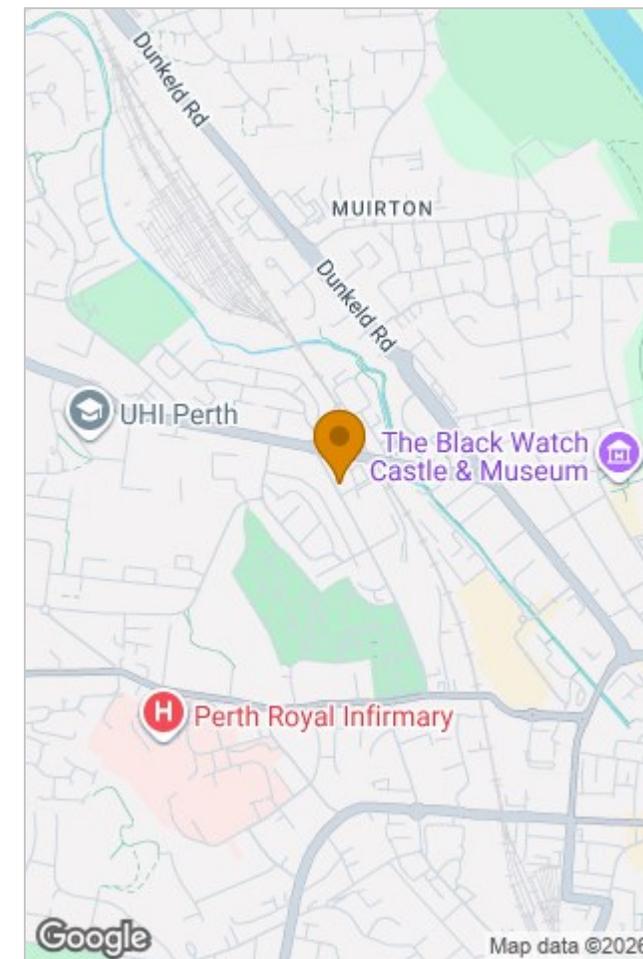
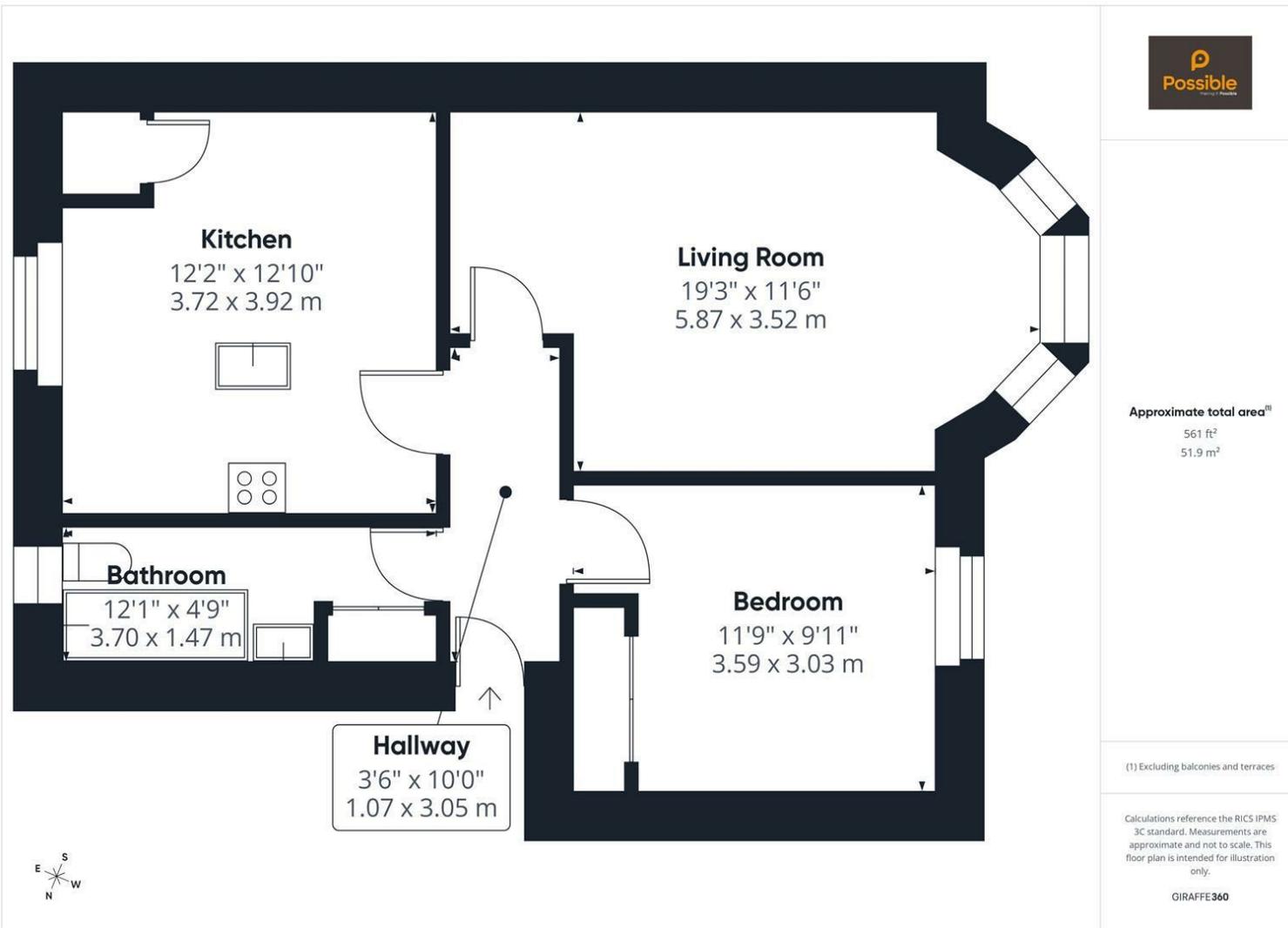


## Location

Feus Road is located just minutes from the city centre. The area is popular for its traditional architecture and convenient access to a wide range of amenities including shops, cafés, restaurants and leisure facilities. Excellent schooling is available nearby along with regular public transport services. Perth's railway and bus stations provide connections to Dundee, Edinburgh and Glasgow, while the nearby road network allows easy commuting further afield. Residents can also enjoy scenic walks along the River Tay and access to the beautiful Perthshire countryside, making this an ideal location for both convenience and lifestyle.







## 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.

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