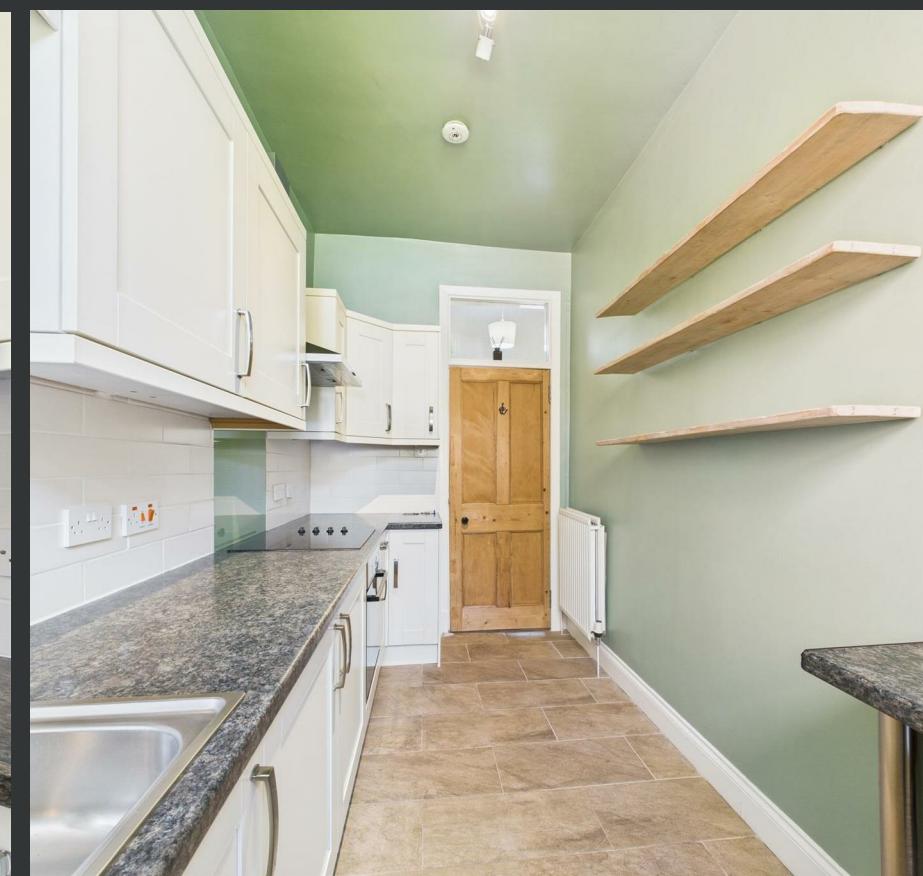
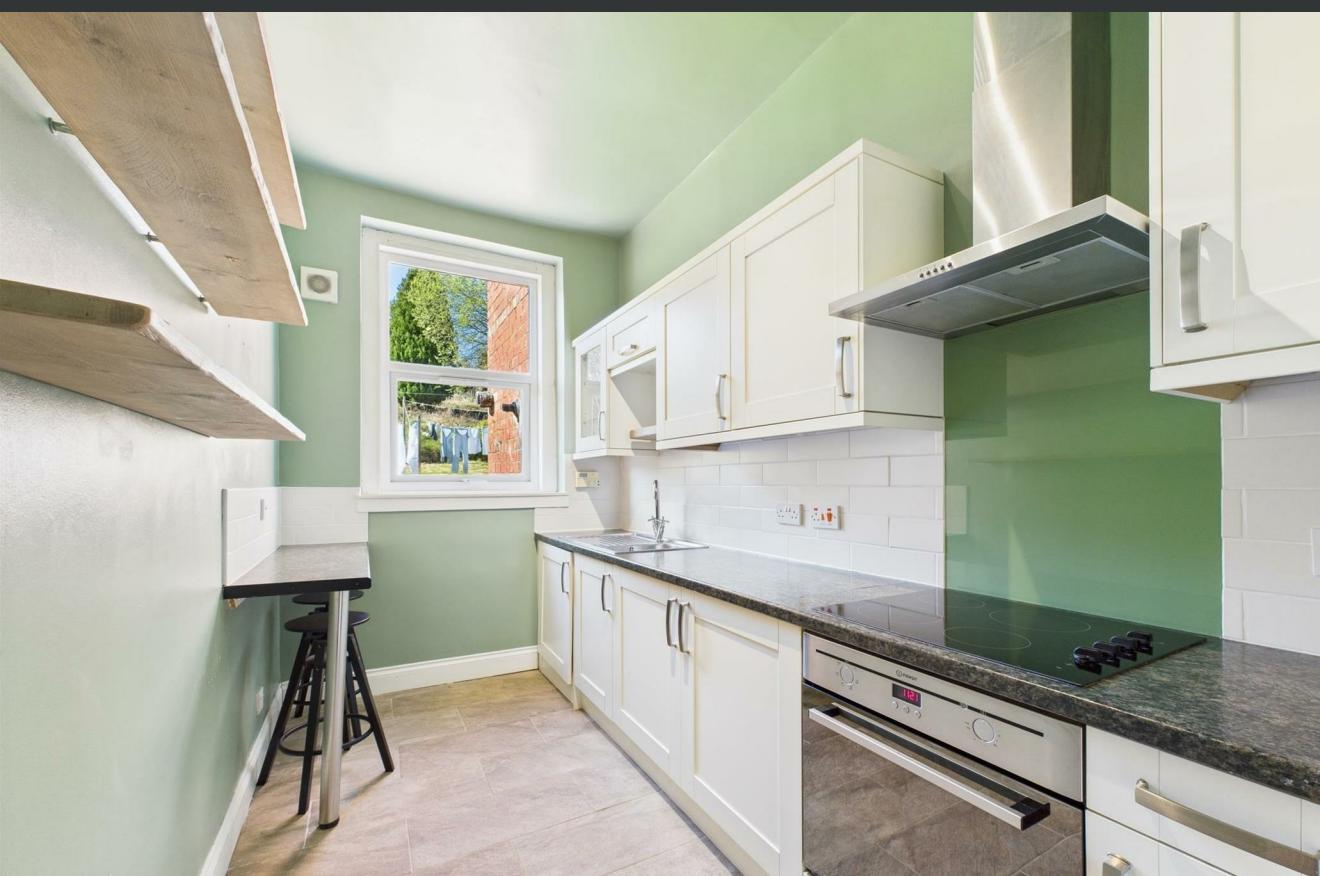
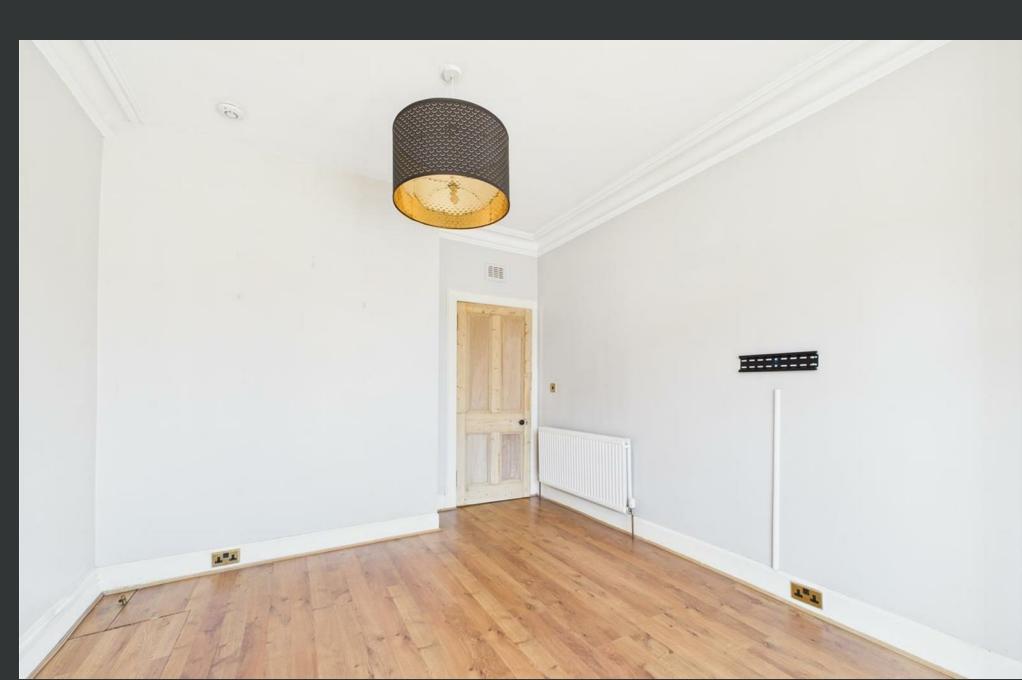
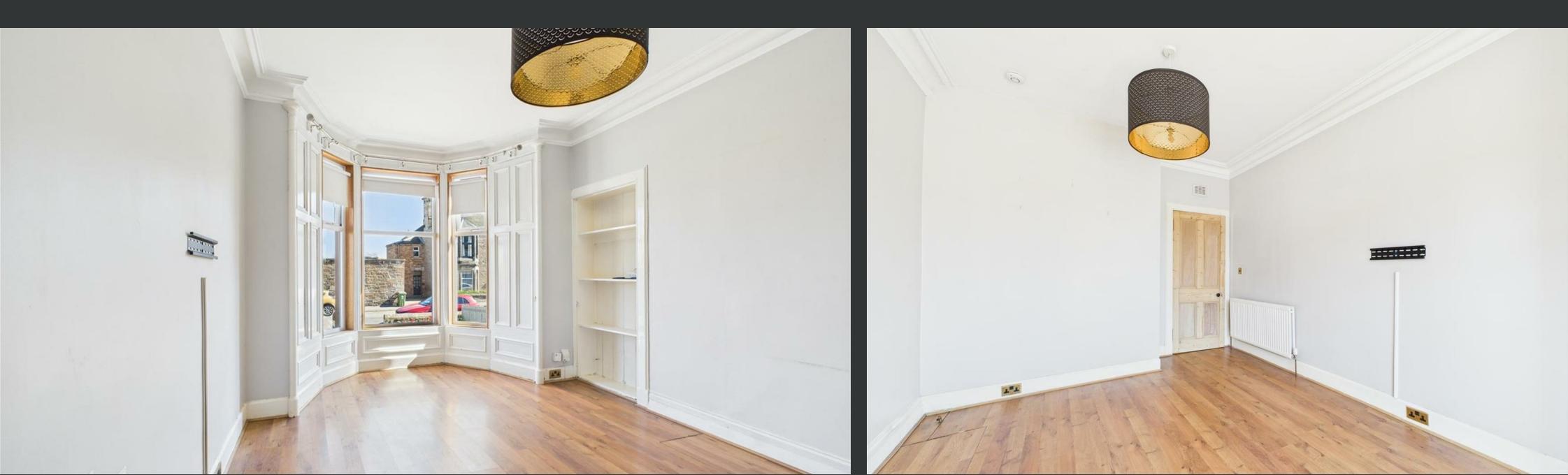




Ground Floor Flat 1, 16 Gray Street, Perth, PH2 0JJ
Offers over £145,000





Ground Floor Flat 1, 16 Gray Street Perth, PH2 0JJ

Offers over £145,000

- Two-bedroom ground floor flat
- Bright living room with bay window
- Stylish shower room
- Gas central heating & double glazing
- Traditional features: high ceilings, cornicing
- Private off street parking
- Modern fitted kitchen with breakfast bar
- Decorated in light tones
- Private enclosed patio and shared rear garden
- Great location near amenities and schools

Tucked away in a characterful sandstone building within Craigie, this beautifully presented two-bedroom ground floor flat is a charming mix of traditional elegance and modern upgrades. The property enjoys a quiet residential location with the convenience of city amenities close by.

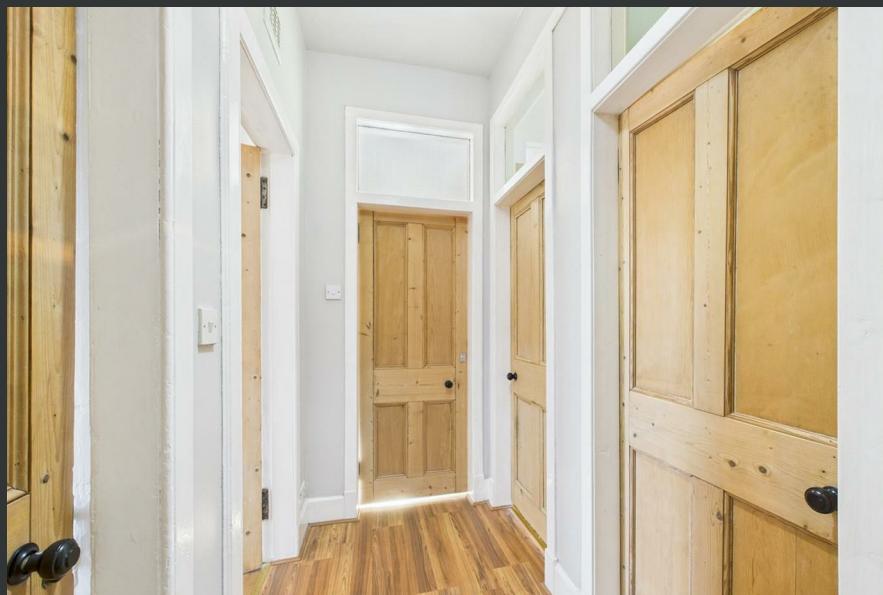
The bright living room features a lovely bay window, traditional cornicing and high ceilings, offering a light and airy space for relaxing or entertaining. The stylish kitchen has been updated with a sleek modern design, complete with a built-in breakfast bar. Two well-proportioned bedrooms offer peaceful retreats. The shower room has been smartly refurbished, featuring a chic tiled shower enclosure and modern white suite. Externally, the flat benefits from private front garden grounds and off-street parking for two cars, a private gated patio to the side, a shared drying green and further private area of garden to the rear. With fresh décor and modern finishes, this home is ready to move into and perfect for first-time buyers, downsizers or investors.

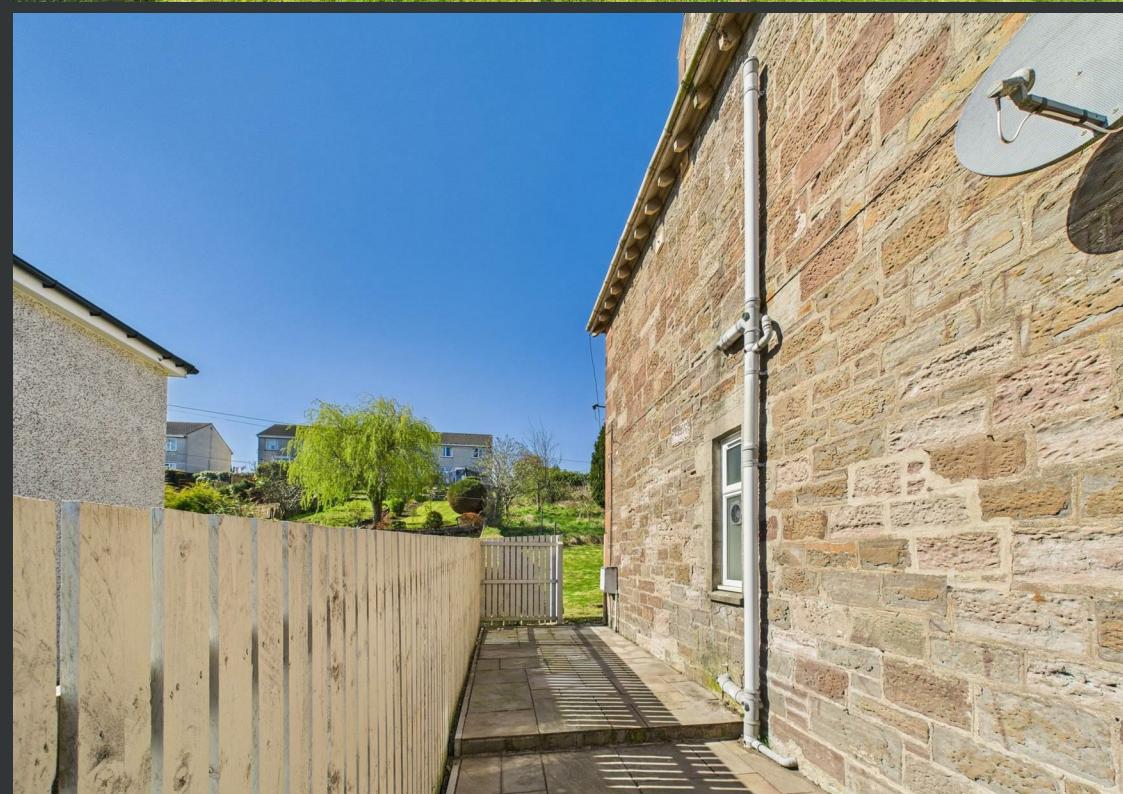


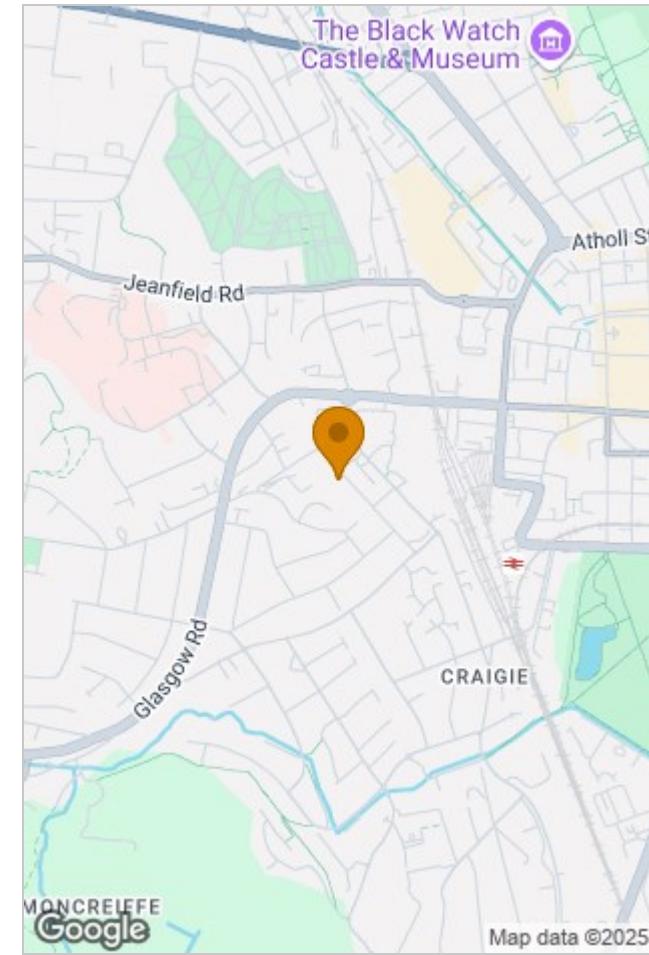
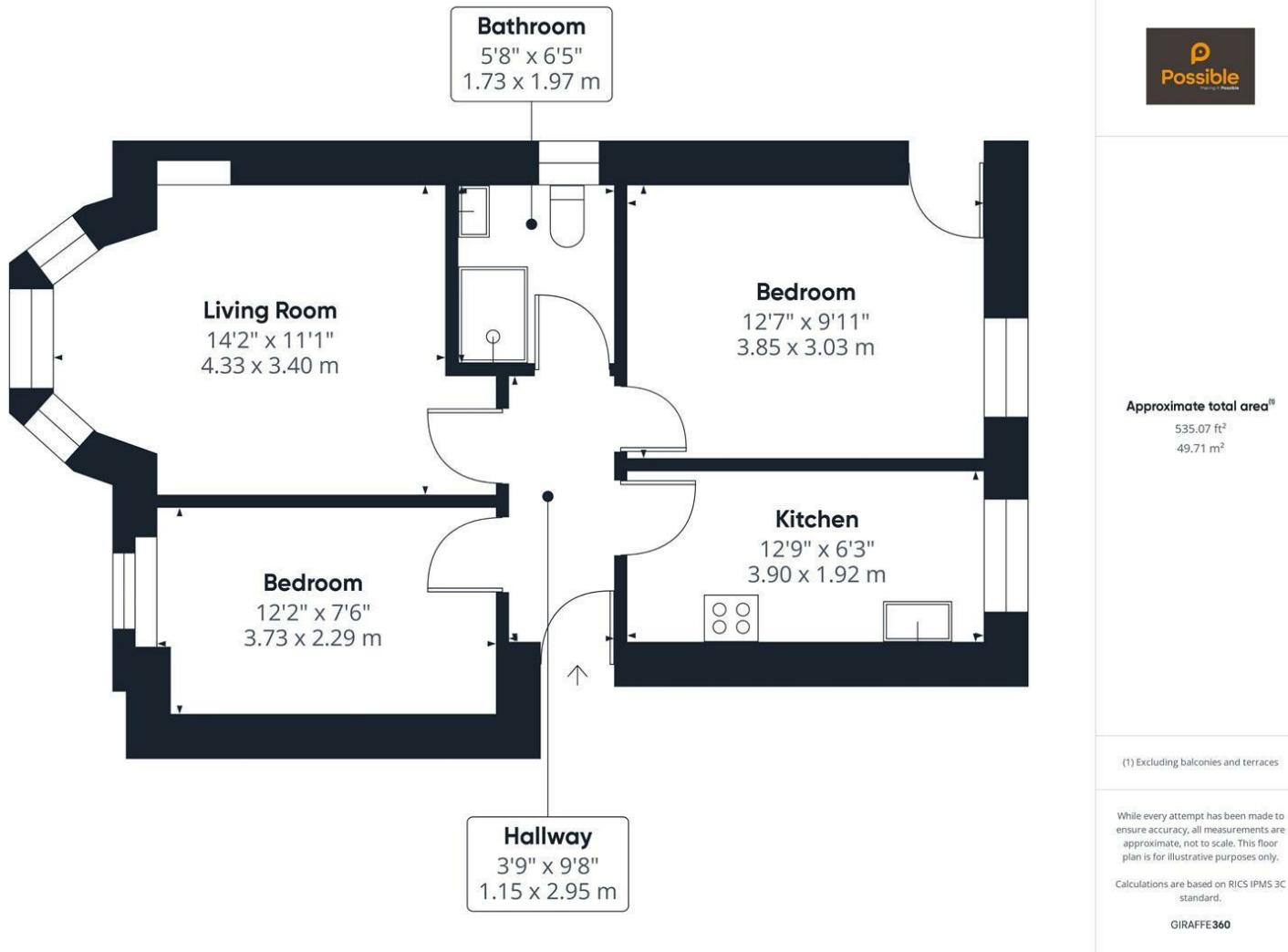


Location

Gray Street lies within an established and desirable part of Perth, just a short stroll from the vibrant city centre. Residents benefit from a variety of nearby amenities including supermarkets, cafes, bars, and independent shops. Perth offers excellent transport links, with the bus and train stations easily accessible, making commuting to Edinburgh, Glasgow or Dundee a breeze. The area is also well-served by local schools and leisure facilities, while nearby parks and the River Tay offer opportunities for outdoor walks and recreation. It's a peaceful pocket with the buzz of city life just around the corner – the best of both worlds!







Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
		Current	Potential		
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
(92 plus)	A			(92 plus)	A
(81-91)	B			(81-91)	B
(69-80)	C			(69-80)	C
(55-68)	D			(55-68)	D
(39-54)	E			(39-54)	E
(21-38)	F			(21-38)	F
(1-20)	G			(1-20)	G
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions	
Scotland		EU Directive 2002/91/EC		Scotland	

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.