



11 Florence Court Florence Place, Perth, PH1 5BL
Offers over £125,000





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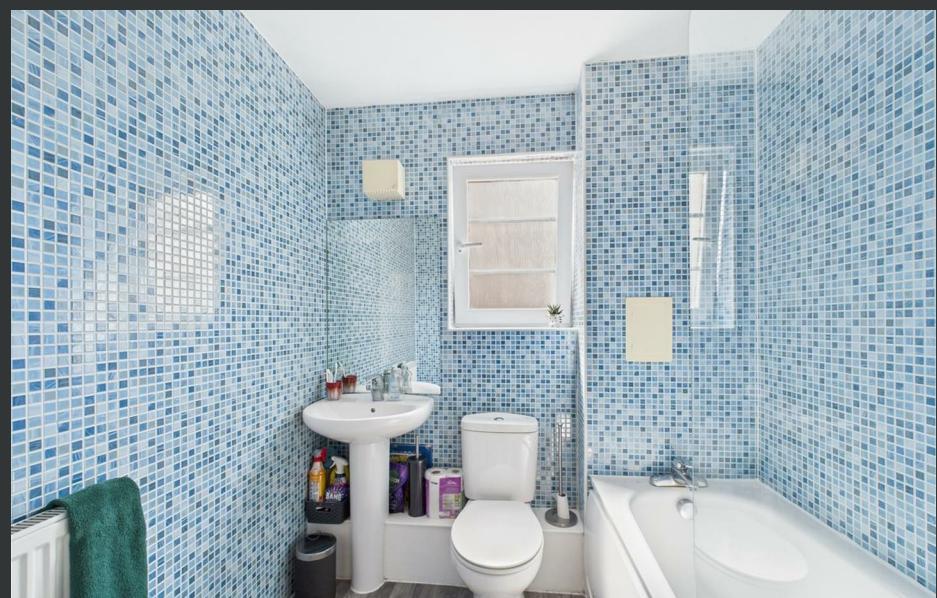
Offers over £125,000

- Two spacious double bedrooms
- Bright and generous living room
- Stylish family bathroom
- Gas central heating and double glazing
- Residents' parking
- En-suite shower room to main bedroom
- Modern fitted kitchen with dining space
- Excellent storage throughout
- Secure entry system
- Quiet cul-de-sac close to city centre

Situated in a peaceful location just a short walk from Perth city centre, this beautifully presented two-bedroom upper-floor flat at 11 Florence Court offers the perfect blend of space, comfort and convenience. Ideal for first-time buyers, downsizers or savvy investors, this home is move-in ready and packed with appealing features.

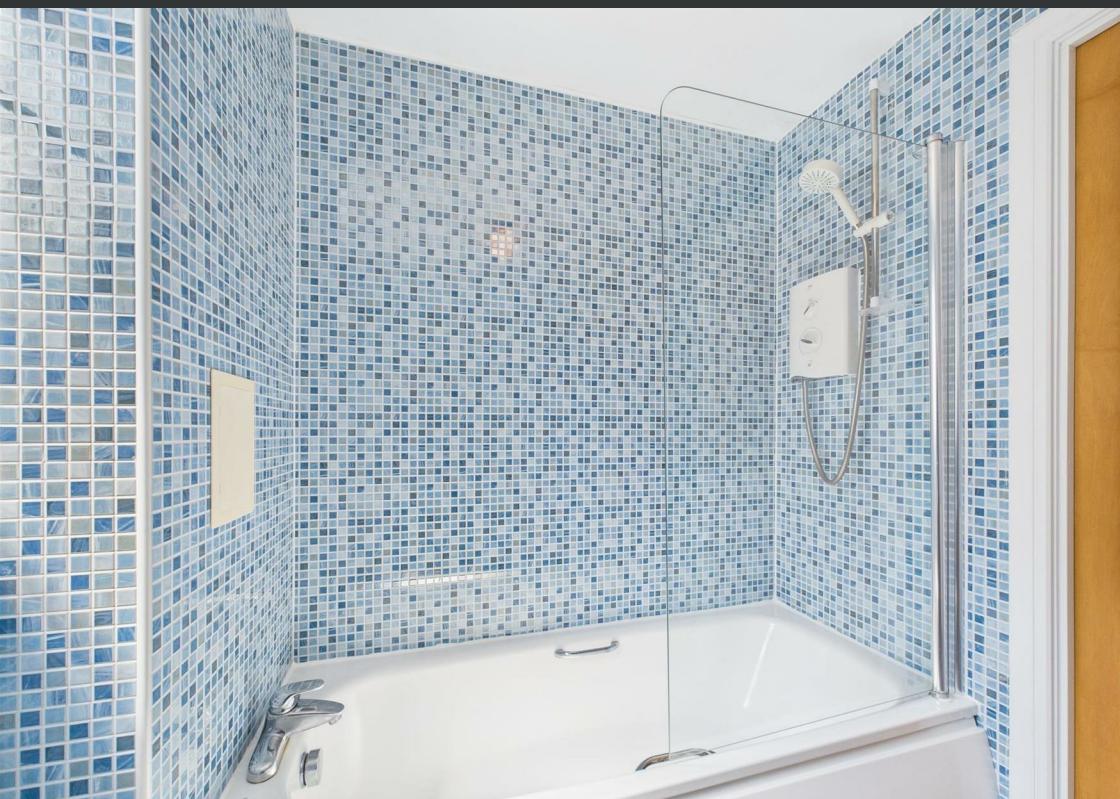
Step into a welcoming hallway that leads to a spacious and light-filled living room—perfect for relaxing or entertaining. The stylish kitchen comes well-equipped with ample cabinet space, integrated appliances, and a cosy dining area with a pleasant outlook. There are two generously sized double bedrooms, both offering built-in wardrobes and plenty of natural light. The master bedroom enjoys the added benefit of an en-suite shower room, while a stylishly tiled family bathroom serves the rest of the home. Additional features include gas central heating, double glazing, excellent storage, and secure entry. Residents' parking is available, and the flat enjoys a quiet, elevated position with no through traffic. With amenities, transport links, shops and parks all within easy reach, this lovely flat is a rare find in a sought-after central location.

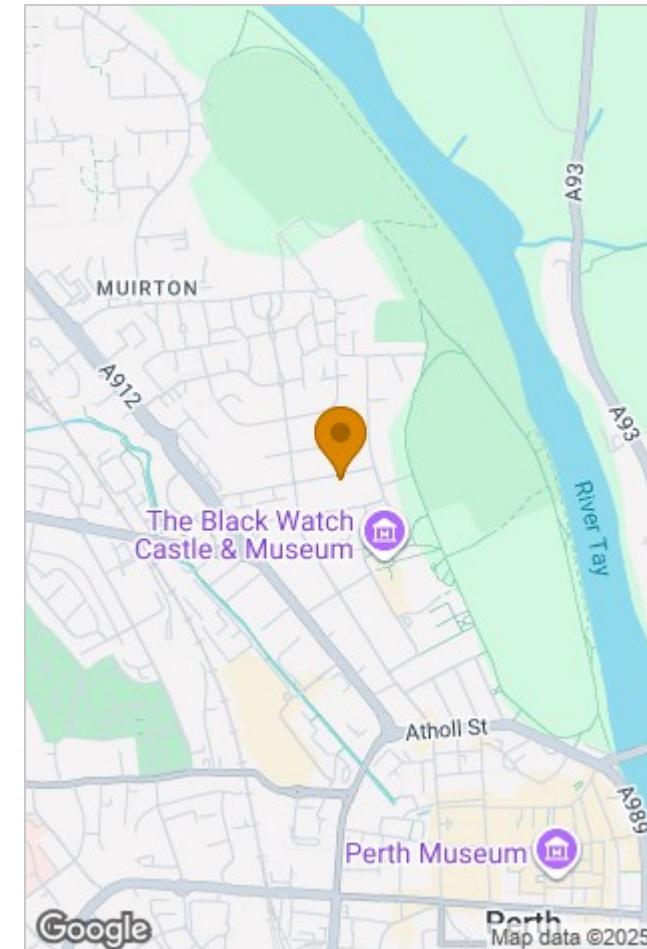
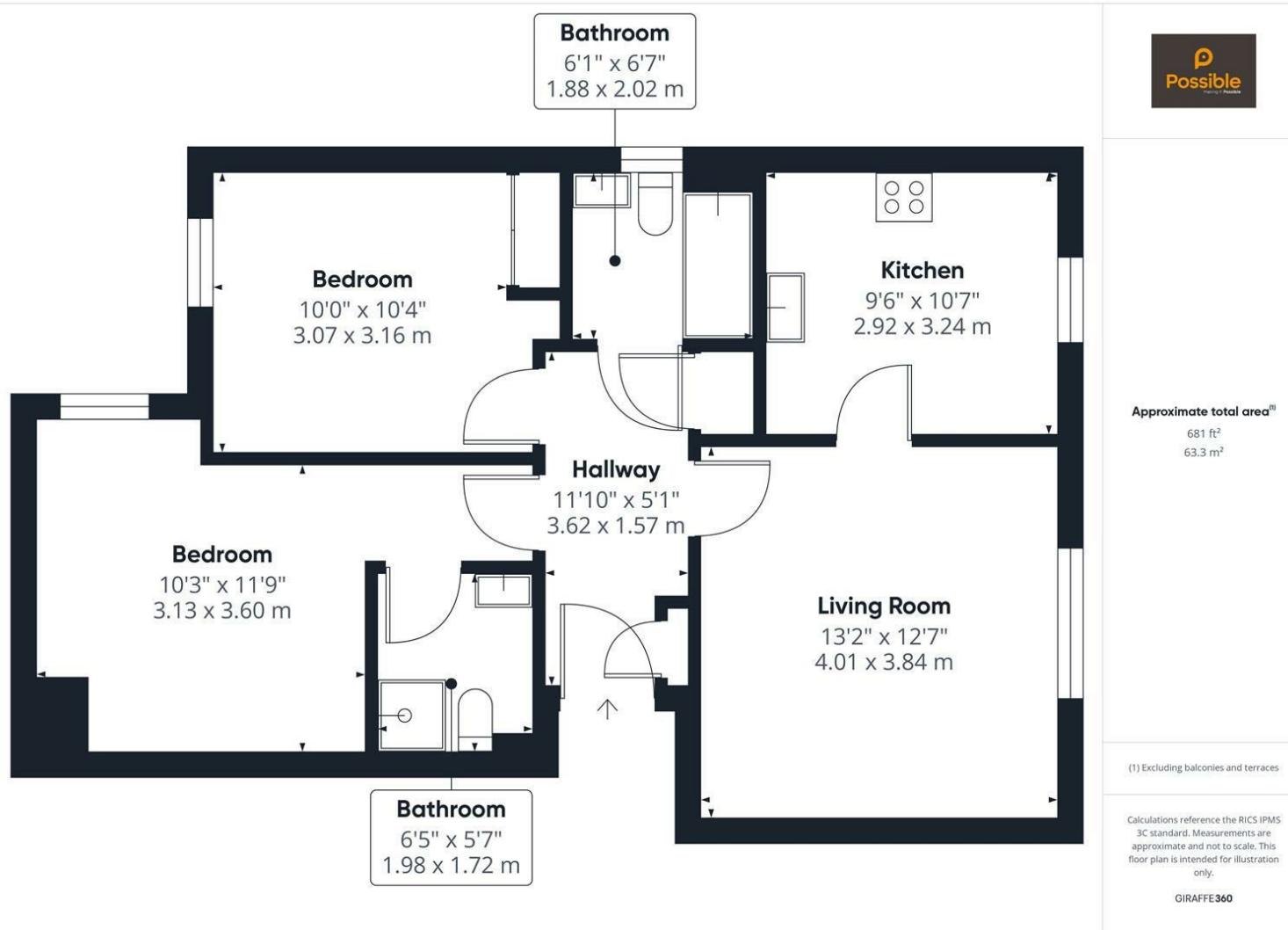




Location

Florence Court enjoys a tranquil setting in a quiet cul-de-sac just minutes from Perth city centre. Residents benefit from easy access to a wide range of shops, cafes, restaurants, and leisure facilities. Excellent public transport and road links connect you to Dundee, Edinburgh, Glasgow and beyond via the nearby A9 and M90. The South Inch parklands and scenic river walks are also close by, offering lovely green space for relaxing strolls. Ideal for commuters, professionals or retirees seeking a peaceful yet central base, this location combines the best of urban convenience with a tucked-away, neighbourly feel.





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				
		81	82				
EU Directive 2002/91/EC			EU Directive 2002/91/EC				
Scotland			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.