



55 High Street, Perth, PH1 5TJ
Offers over £65,000



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- One double bedroom
- Separate fitted kitchen
- Useful box room/office
- Three-piece bathroom
- Central Perth location
- Spacious living room
- Walk-in wardrobe
- Electric heating
- Excellent storage space
- Presented in excellent condition

Positioned right in the heart of Perth city centre, Flat 6, 55 High Street is a well-proportioned one-bedroom third floor flat offering comfortable accommodation alongside an exceptionally convenient location.

Ideally positioned to the rear of the building, the property is centred around a bright and spacious living room, with plenty of room for both relaxing and everyday living. A separate kitchen is fitted with a good range of timber-fronted units, contrasting worktops and tiled splashbacks, while a large window brings in plenty of natural light. The double bedroom is generously sized and enjoys the added benefit of a separate walk-in wardrobe, providing useful storage without compromising the main room. There is also a versatile box room/store which lends itself well to use as a compact home office, hobby space or additional storage area. Completing the accommodation is a bathroom fitted with a three-piece suite and shower over the bath. With shops, cafés, restaurants and other city centre amenities immediately accessible, this is a particularly practical option for those looking to enjoy a central Perth lifestyle. The layout and location could also appeal to first-time buyers or those seeking a conveniently placed city property. Various items of furniture and appliance may also be included in the sale through negotiation.

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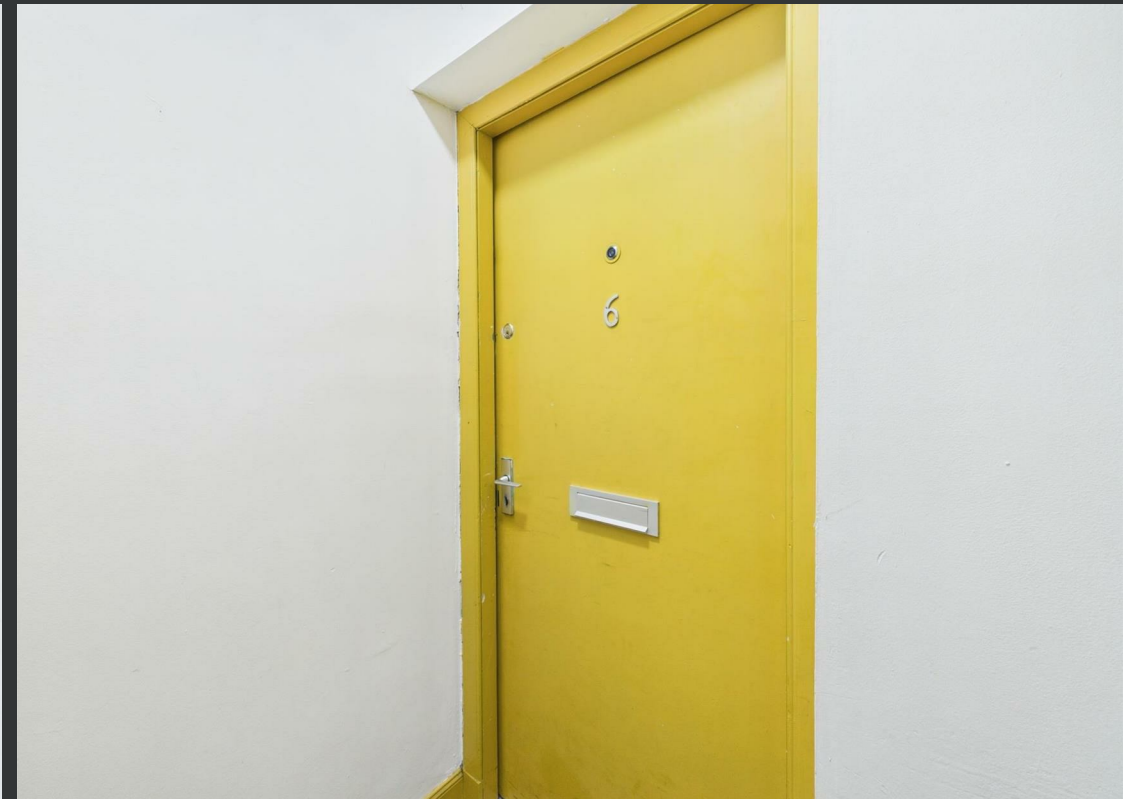


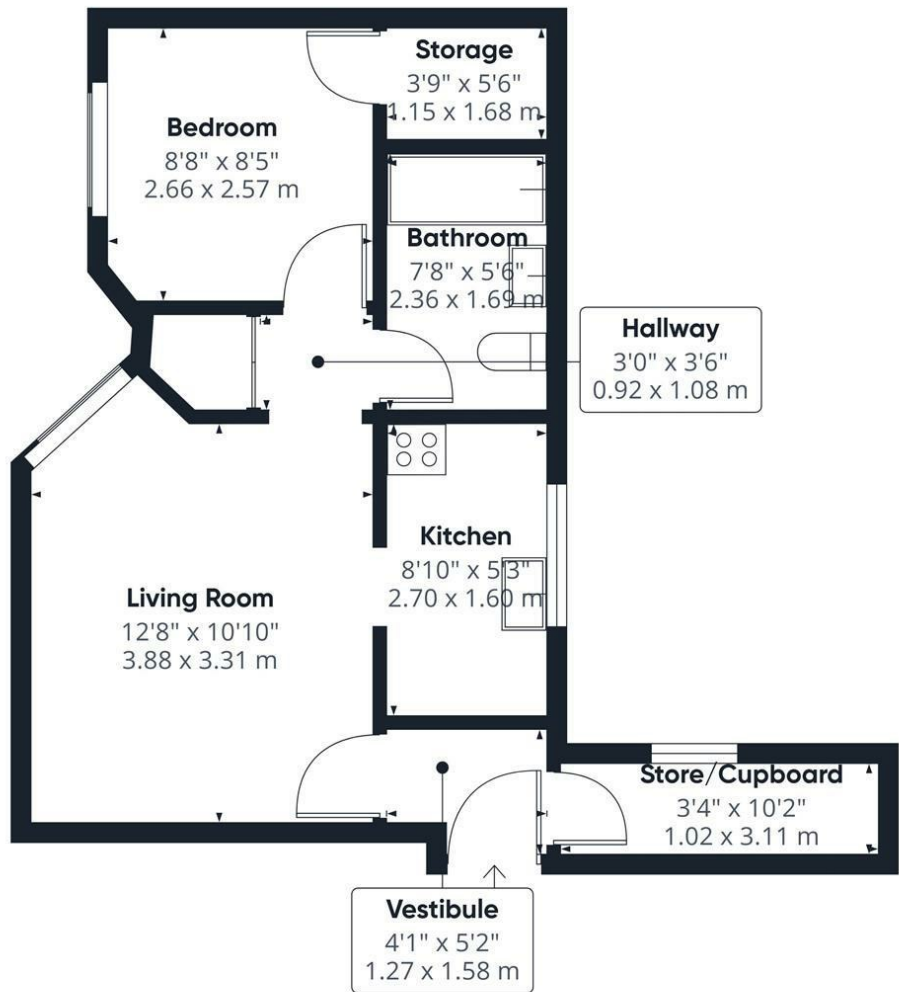


Location

55 High Street enjoys an extremely central position within Perth, placing the property amongst the city's wide selection of shops, cafés, restaurants and everyday services. Perth Theatre is also situated on High Street, while the wider city centre offers further leisure, cultural and retail amenities. The location is particularly convenient for those who enjoy having most day-to-day needs close at hand, while Perth's road and public transport connections provide straightforward access to surrounding areas of Perthshire and beyond. The North Inch parklands are also within easy reach, providing attractive open green space close to the city centre.





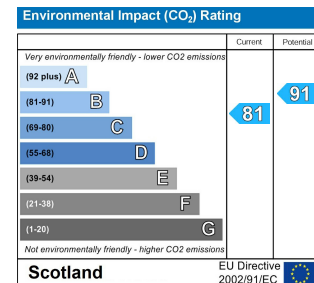
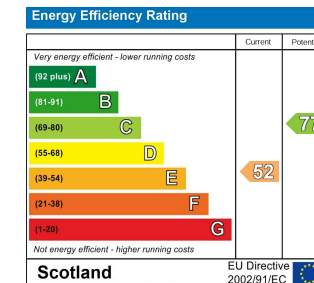
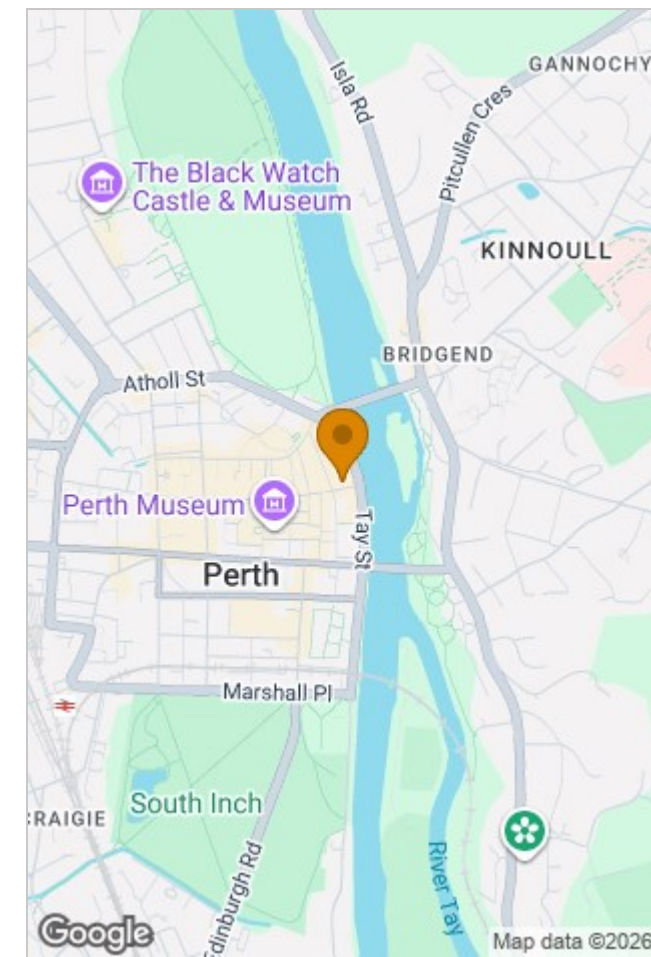


Approximate total area⁽¹⁾
414 ft²
38.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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.

Inveralmond Business Centre 6 Auld Bond Road, Perth, Perthshire, PH1 3FX

T. 01738 260 035 | hello@wearepossible.co.uk

wearepossible.co.uk

