



5/6 28 Dunkeld Road, Perth, PH1 5AJ
Offers over £94,000

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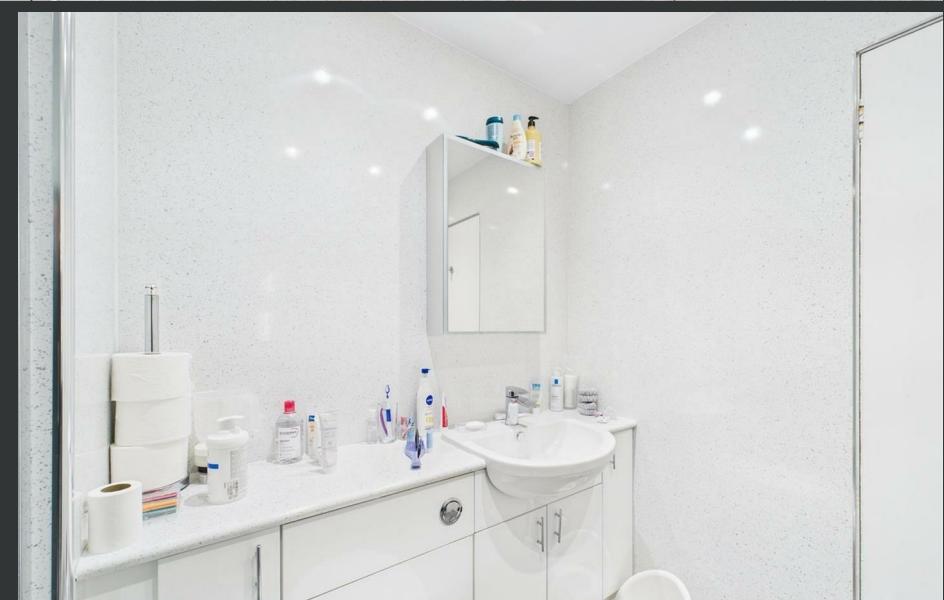


- Spacious two-bedroom flat
- Modern kitchen with dining space
- Fitted wardrobes in both bedrooms
- Communal garden to the rear
- Close to shops, schools, and transport links
- Large living room with ample natural light
- Contemporary bathroom with walk-in shower
- Gas central heating and double glazing
- Parking available to rear
- Ideal for first-time buyers or investors

Located in a well-connected area of Perth, this spacious two-bedroom flat on Dunkeld Road offers a fantastic opportunity for first-time buyers, investors, or those looking to downsize. Set within a traditional building, this home boasts high ceilings, large windows, and an abundance of natural light. Inside, the generously sized living room provides a comfortable space to relax, while the modern kitchen comes with sleek units, ample workspace, and space for dining. Both double bedrooms offer fitted wardrobes for great storage. The contemporary bathroom features a stylish walk-in shower. There is also a useful store room within the communal stairwell.

The property benefits from gas central heating, double glazing, and well-maintained communal gardens to the rear. Parking is available to the rear, and public transport links are easily accessible. With being a current rental property, it offers a turn-key buy-to-let investment opportunity with all appropriate regulations and requirements in place.

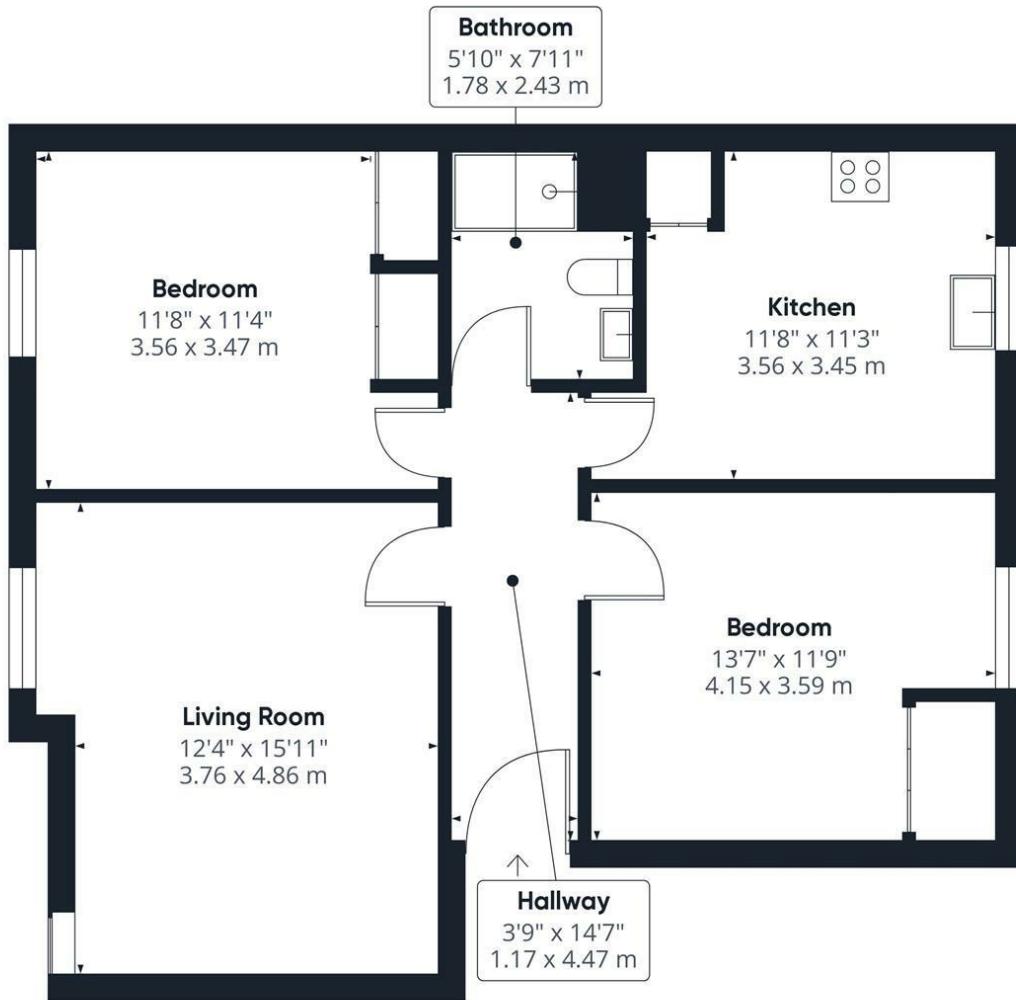




Location

Dunkeld Road, Perth, is a sought-after location offering easy access to Perth city centre, which is just a short walk or drive away. The area is well-served by local supermarkets, restaurants, and retail parks, making everyday essentials convenient. Public transport links, including regular buses and nearby train services, provide excellent connectivity to Dundee, Edinburgh, and Glasgow. For outdoor lovers, the River Tay and surrounding parks offer scenic walking and cycling routes. The M90 and A9 roads ensure quick travel across Scotland. This thriving location makes Dunkeld Road an excellent choice for professionals, families, and retirees alike.





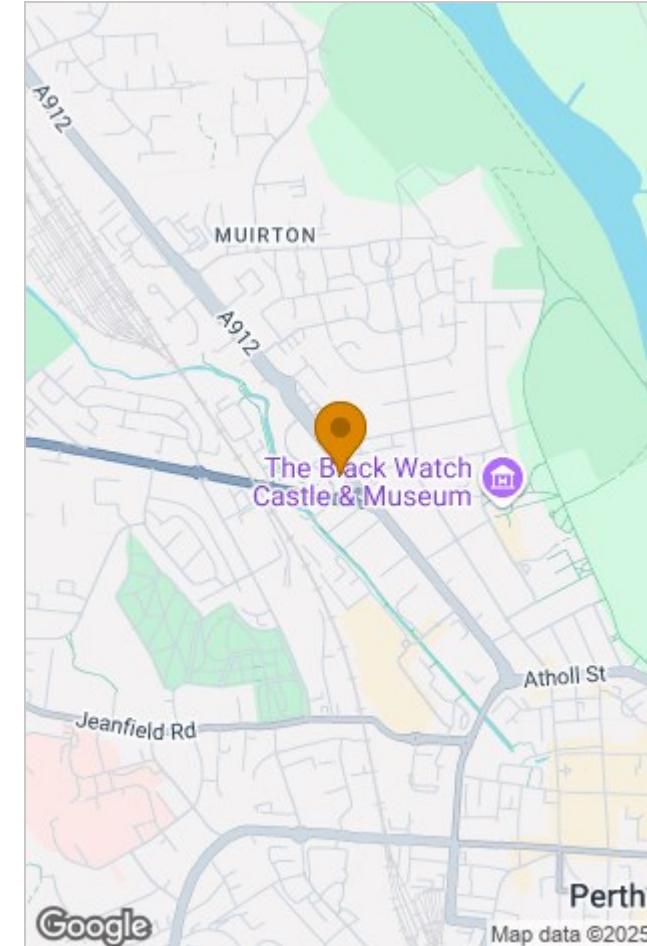
Approximate total area⁽¹⁾
763.71 ft²
70.95 m²

(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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	78	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B	78	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC		

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.