



21c Kinnoull Street, Perth, PH1 5EN

Fixed Price £57,750





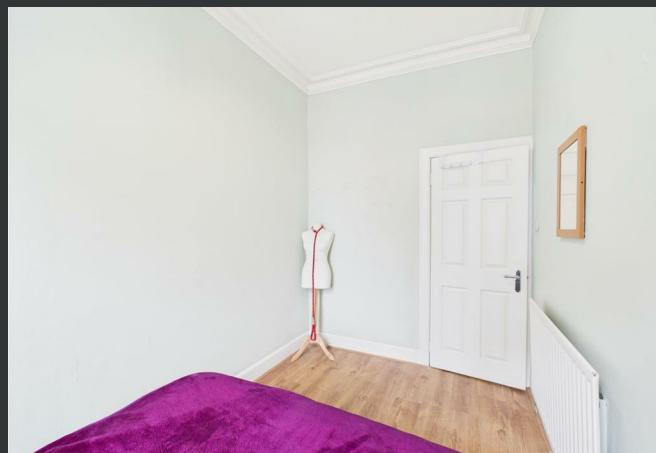
# 21c Kinnoull Street Perth, PH1 5EN

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- Attractive 2nd floor flat
- Modern dining kitchen
- Gas central heating
- Secure entry system
- City centre location
- One bedroom
- Spacious living room
- Double glazing
- Move-in condition
- Lovely high ceilings

Positioned in the heart of Perth city centre, 21c Kinnoull Street is a smartly presented one-bedroom second-floor flat offering convenience, charm and potential in equal measure. With a traditional stone façade and commanding windows, this characterful property is ideally suited for first-time buyers, investors, or those seeking a central base in the Fair City.

The flat features a bright and generously sized living room with period-style fireplace and striking high ceilings, creating a fantastic sense of space. A modern kitchen fitted with crisp white units and contrasting wood-effect worktops provides plenty of storage and workspace, while a charming sash window offers views over the neighbouring rooftops. The bedroom is well-proportioned and benefits from natural light, with room for free-standing furniture. A bathroom completes the accommodation, with a full-sized bath and white suite. The hallway offers access to all rooms and has high ceilings enhancing the airy feel. With a total floor area of approximately 408 sq ft (37.9 m<sup>2</sup>), the flat is compact but incredibly well-utilised, making it low-maintenance and efficient. Secure entry from street level and a shared stairwell complete the offering. Step outside and you're just moments from Perth's shops, cafes, restaurants, and transport links — ideal for a modern urban lifestyle.

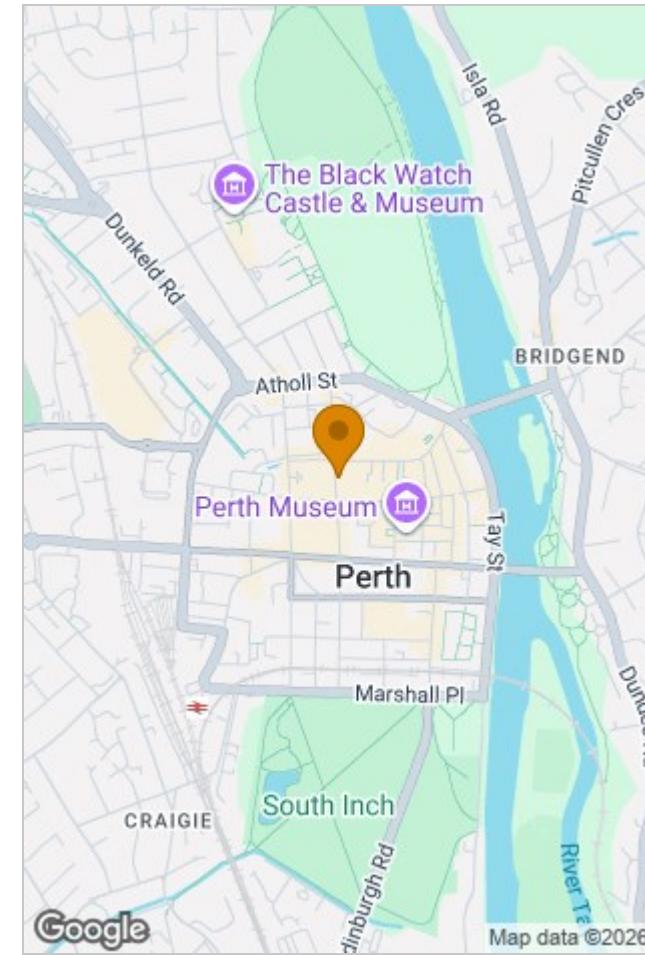
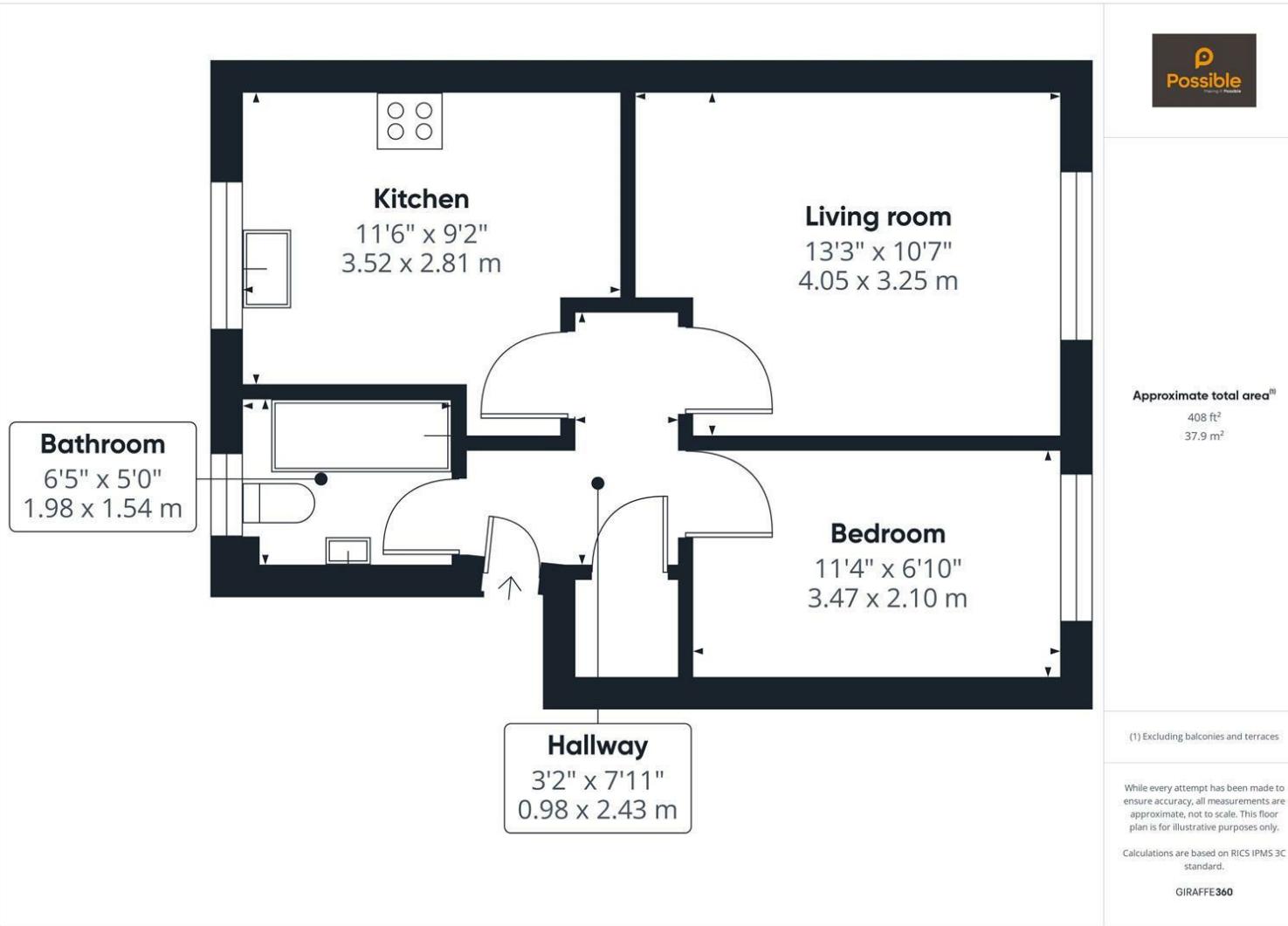




## Location

The property is located within Perth City Centre and is within walking distance of Perth's excellent range of attractions and amenities, including shops, restaurants, cafes and recreational pursuits as well as the picturesque South Inch parklands. Nearby roads links give access to the dual carriageway, A90 and M90 giving access to various destinations across the country. Perth's rail and bus stations can also be found close by.





Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
		Current	Potential		
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions					
Scotland	EU Directive 2002/91/EC			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.