



5 Queens Court, Perth, PH2 0ES  
Offers over £145,000

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## 5 Queens Court Perth, PH2 0ES

- Spacious two-bedroom apartment
- Private balcony with elevated outlooks
- Modern bathroom with shower
- Double glazing and electric heating
- Private garage and residents' parking
- Bright living room with balcony access
- Fitted dining kitchen
- Excellent internal storage
- Secure communal entrance
- Well-maintained communal gardens

Situated within a sought-after residential area of Perth, this spacious and well-maintained two-bedroom top floor apartment offers bright, comfortable accommodation with attractive open views and the added benefit of two private balconies, a garage and large attic space.

Positioned within a well-kept development, the property is accessed via a communal entrance and comprises a welcoming hallway with excellent storage, a generous living room filled with natural light, and direct access to a private balcony enjoying elevated outlooks across the surrounding area. The fitted dining kitchen provides ample cupboard and worktop space, creating a practical and sociable environment for everyday living. There are two well-proportioned double bedrooms, both offering fitted storage and pleasant outlooks, together with a modern bathroom fitted with a bath and overhead shower. The apartment has been carefully maintained throughout and offers buyers an excellent opportunity to move straight in while still offering scope for personalisation if desired. Further benefits include double glazing, electric heating, well-maintained communal gardens, residents' parking, and a private garage. Conveniently located close to local amenities, transport links, and Perth city centre, this attractive apartment will appeal to a range of buyers including downsizers, first-time purchasers, and investors alike.

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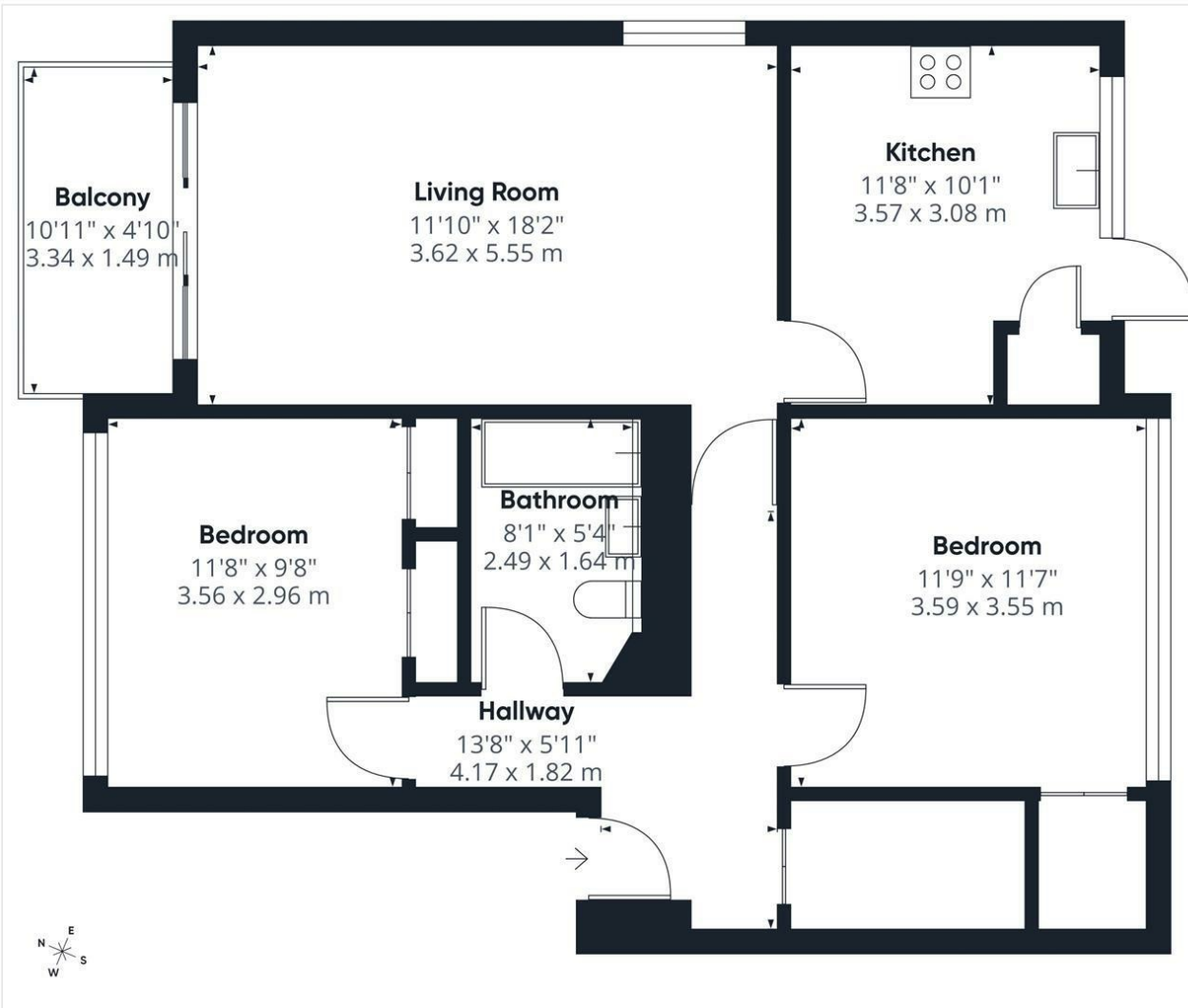


## Location

Queens Court enjoys a desirable residential setting within Perth, offering excellent access to a wide range of local amenities and transport links. Nearby facilities include supermarkets, independent shops, cafés, restaurants, healthcare services, and leisure amenities, while Perth city centre is only a short distance away. The area is well served by regular bus routes and road connections, providing convenient travel throughout Perth and beyond, including links to Dundee, Edinburgh, Glasgow, and Inverness. Residents can also enjoy nearby parks, riverside walks, and recreational facilities. Combining convenience with a peaceful residential atmosphere, this is a highly regarded location popular with a wide range of buyers.







**Possible**

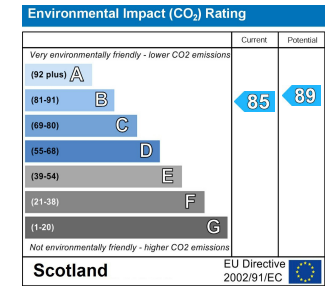
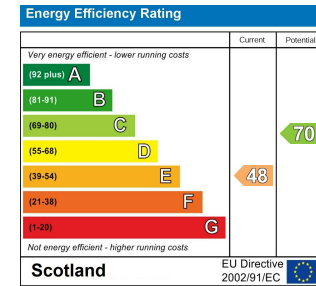
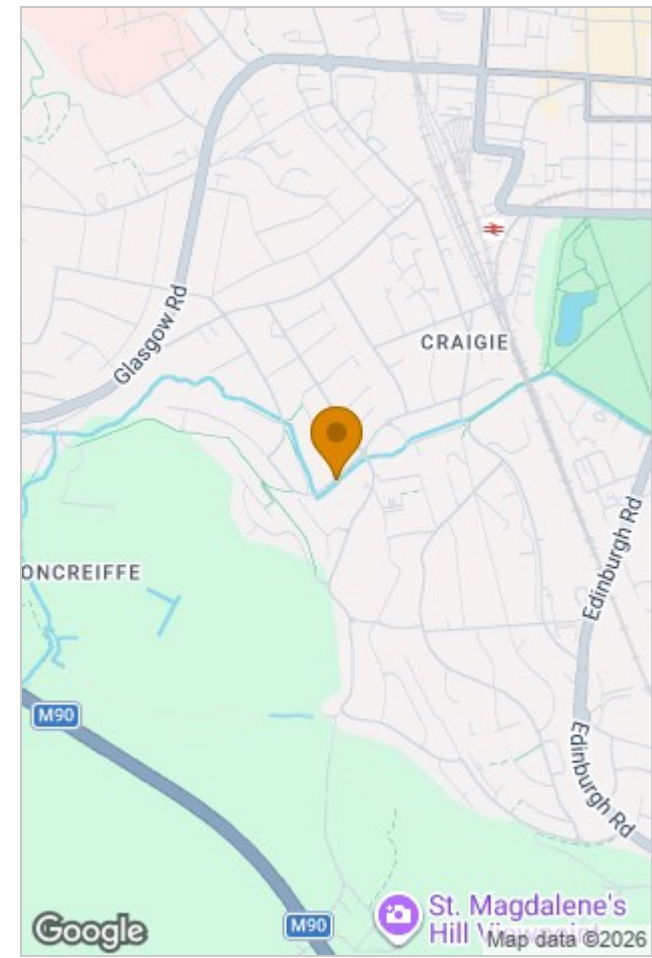
Approximate total area<sup>m</sup>  
789 ft<sup>2</sup>  
73.3 m<sup>2</sup>

Balconies and terraces  
53 ft<sup>2</sup>  
4.9 m<sup>2</sup>

(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.

