



10 South Street, Perth, PH2 8PG
Offers over £65,000





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- One-bedroom second-floor flat
- Bright open-plan living space
- Double bedroom
- Bathroom with shower over bath
- Modern electric heating
- Central Perth location
- Fitted kitchen with storage units
- Attractive views
- Traditional sash-style, secondary glazing windows
- Ideal first-time buy or investment

Situated in the heart of Perth city centre, this one-bedroom second floor flat presents an excellent opportunity for first-time buyers, investors or those seeking a convenient base within walking distance of local amenities and transport links.

Accessed via a secure communal entrance, the property comprises a welcoming hallway leading to a bright and spacious open-plan living room and kitchen area. Large traditional sash-style windows allow an abundance of natural light to flow into the room while offering attractive views towards the famous River Tay. The fitted kitchen provides a range of storage units, worktop space and room for essential appliances. Completing the accommodation is a double bedroom and bathroom fitted with a three-piece suite including a bath with shower over, wash hand basin and WC. The property enjoys a highly central location on South Street, placing shops, cafés, restaurants, leisure facilities and public transport connections all within easy reach. Benefitting from modern electric heating throughout, secondary glazed windows and a practical layout, this property offers comfortable, energy-efficient and low-maintenance living in a sought-after city-centre setting. An ideal purchase for owner-occupiers and buy-to-let investors alike, early viewing is recommended.



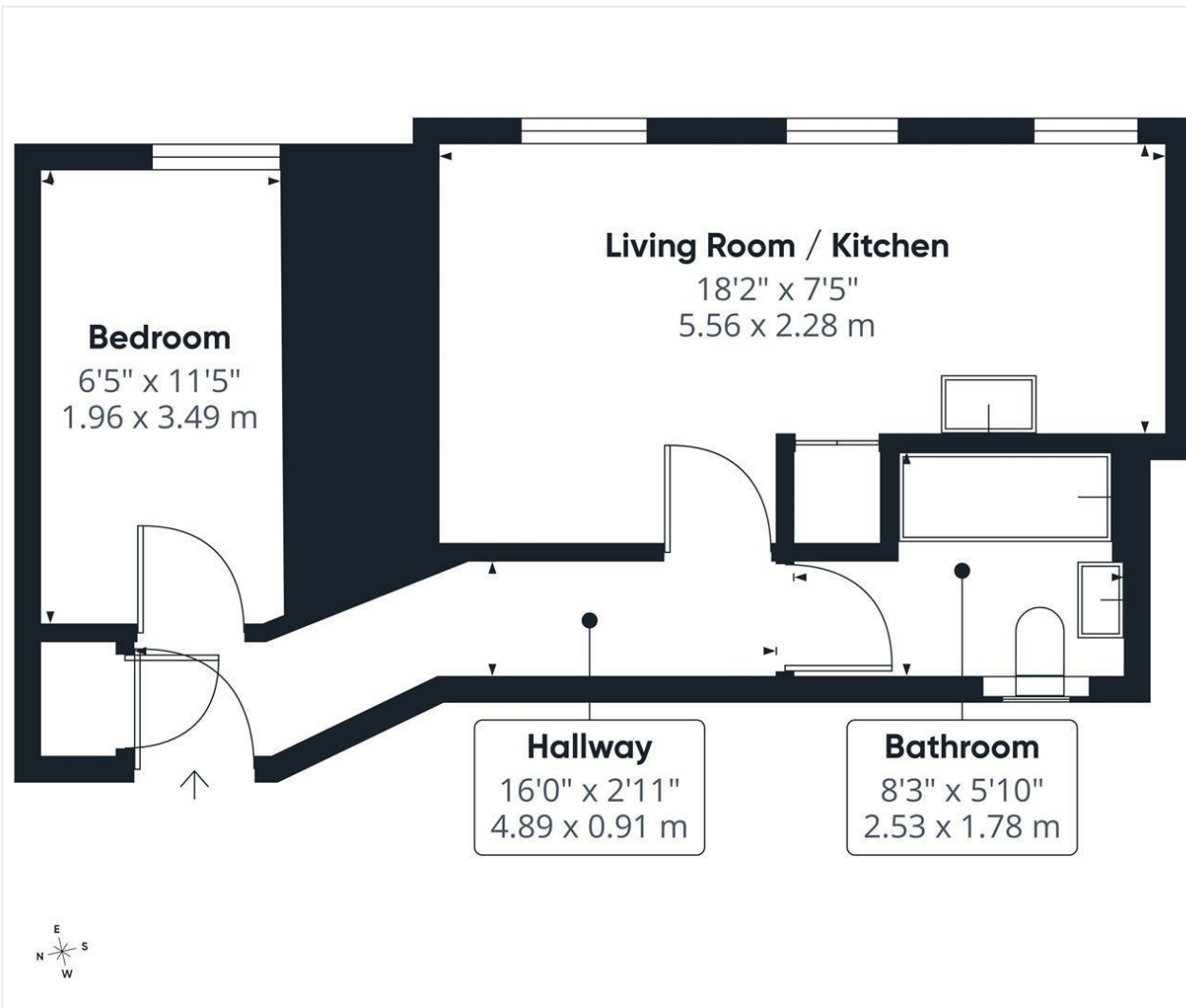


Location

South Street is one of Perth's principal city-centre addresses, offering immediate access to an excellent range of amenities and services. The city provides an extensive selection of shops, supermarkets, cafés, restaurants, leisure facilities and cultural attractions, all within walking distance of the property. Perth's railway and bus stations are nearby, providing convenient connections to Dundee, Edinburgh, Glasgow and Inverness. The city also benefits from easy access to the A9, making it an ideal base for commuters. Nearby parks, riverside walks and recreational facilities further enhance the appeal, combining city convenience with access to outdoor leisure opportunities.





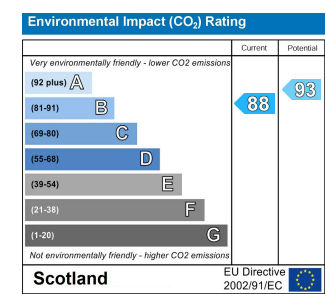
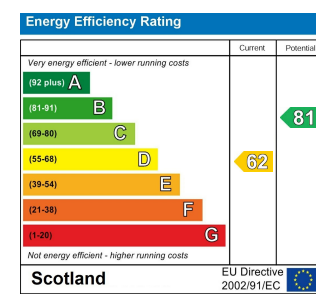
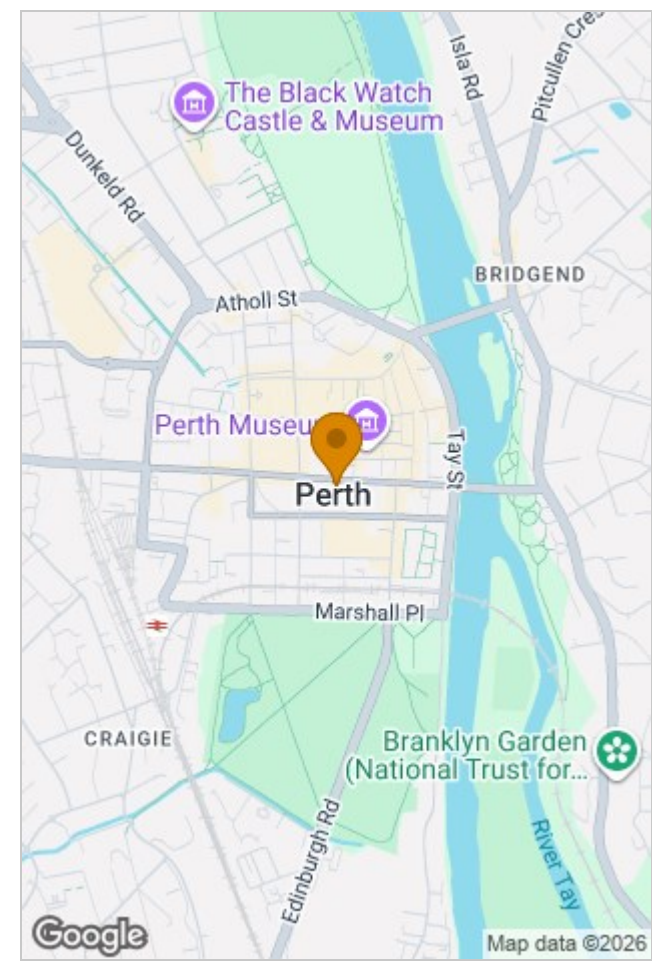


Approximate total area⁽¹⁾
345 ft²
32.1 m²

(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.

