



12A Feus Road, Perth, PH1 2AU
Offers over £137,500



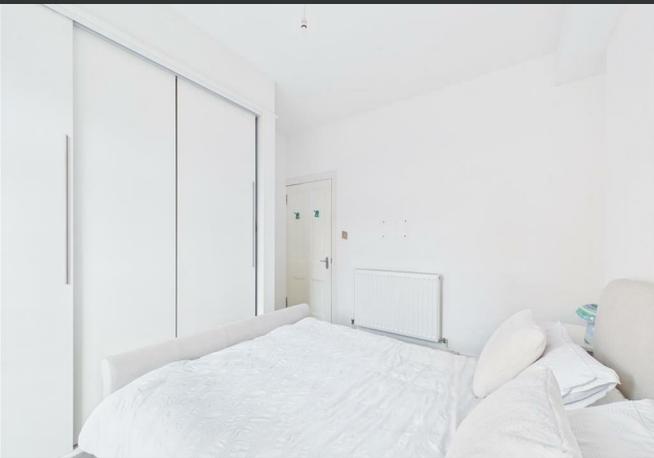
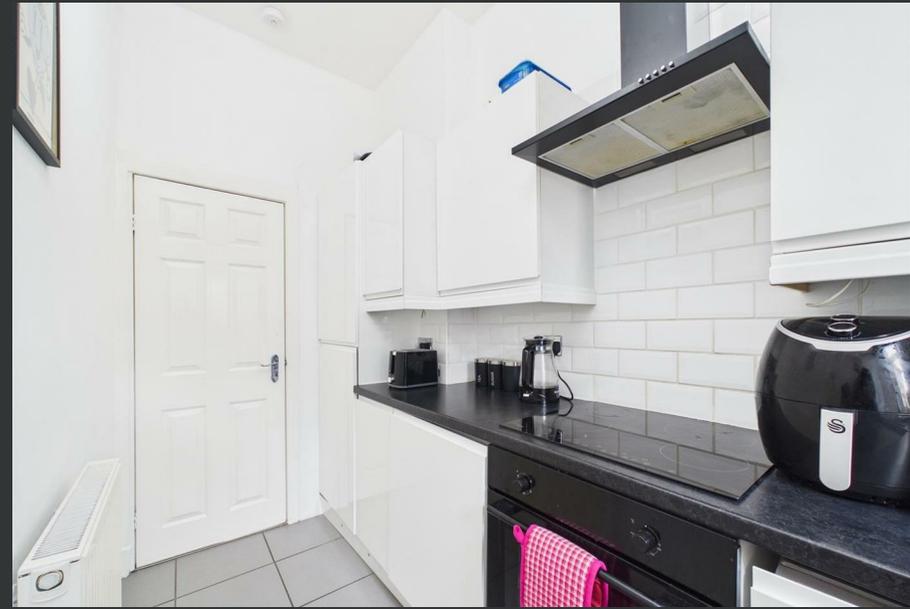
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- Ground-floor apartment
- Modern fitted kitchen
- Contemporary shower room
- Detached garden room
- Traditional stone-built building
- Bright bay-windowed living room
- Two flexible bedrooms / home office
- Private enclosed rear garden
- Stylish, move-in condition
- Popular residential location

Set within a traditional stone-built building on the popular Feus Road, this beautifully presented ground-floor apartment offers stylish accommodation with the added benefit of a private garden room and enclosed rear garden. The property combines period character with modern finishes, creating a comfortable and highly attractive home.

The accommodation begins with a welcoming hallway leading to a bright and spacious living room, enhanced by a bay window that allows excellent natural light. The modern fitted kitchen is well laid out with ample storage and worktop space, providing a practical and efficient cooking area. There are two flexible bedrooms, one of which may also be used as a home office or study, offering versatility to suit a range of lifestyles. The contemporary bathroom has been upgraded to include a sleek walk-in shower, vanity unit and quality fittings. Externally, the enclosed rear garden has been designed for low maintenance and includes a detached garden room, ideal for use as a home office, gym or additional living space. The garden provides a private and peaceful outdoor area rarely found with apartments of this type. Located close to Perth city centre, this property is ideally suited to professionals, downsizers or first-time buyers seeking a move-in-ready home in a well-established residential area.





Location

Feus Road is a highly regarded residential address within easy reach of Perth city centre. The area benefits from excellent access to local shops, cafés, leisure facilities and supermarkets, along with nearby green spaces and riverside walks. Perth Railway and Bus Stations are within comfortable walking distance, providing regular services to Dundee, Edinburgh, Glasgow and Inverness. Road links to the A9 and M90 are also easily accessible, making this a convenient location for commuters. The combination of central convenience and a settled residential atmosphere makes Feus Road a consistently popular place to live.







Ground floor Building 1



Ground floor Building 2

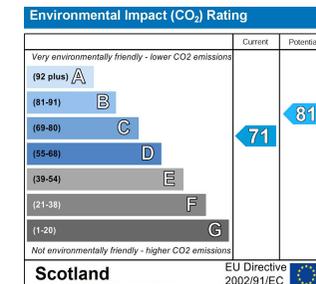
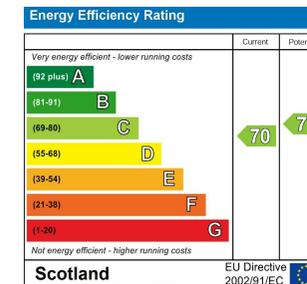
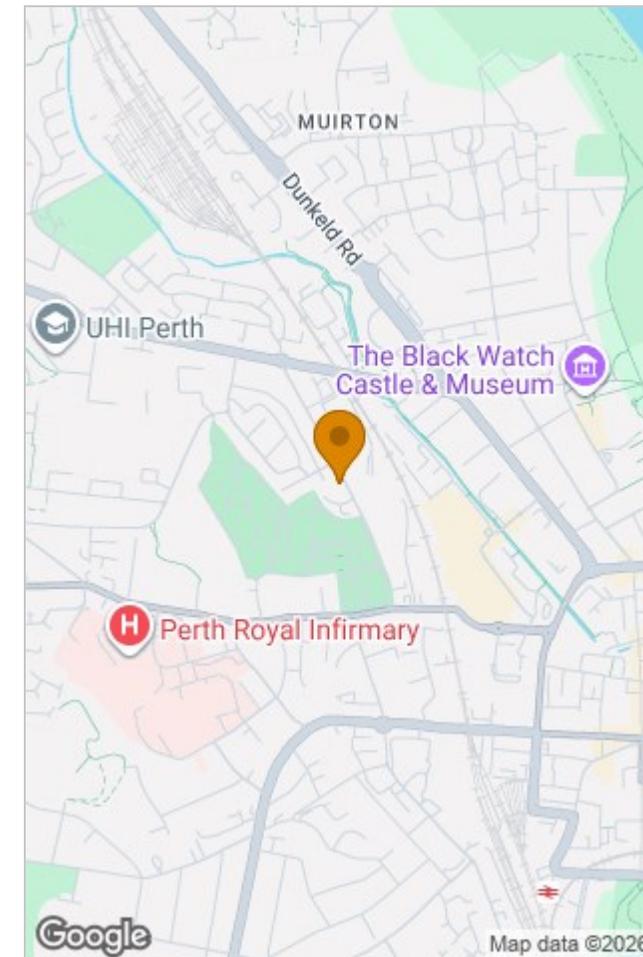


Approximate total area⁽¹⁾
615 ft²
57.2 m²

(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.