



3 Church Place, Perth, PH1 2TN

Offers over £127,500

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- Ground-floor flat in a central Perth location
- Spacious living/dining area with natural light
- Stylish, recently upgraded shower room
- Newly fitted carpets
- Double glazing and electric heating

- Two generously sized bedrooms
- Refurbished modern kitchen
- Fresh neutral décor throughout
- Allocated parking
- Secure entry access

This well-presented two-bedroom ground-floor flat in a convenient Perth location offers a fantastic opportunity for first-time buyers, downsizers, or investors. The property boasts a spacious living and dining area, filled with natural light. The recently refurbished kitchen features plentiful units and stylish worktops, providing a functional yet contemporary space for cooking and dining.

Both bedrooms are generously sized, with the primary bedroom benefiting from built-in mirrored wardrobes for added storage. The modern shower room has been recently upgraded, offering a sleek design with a walk-in shower, WC, and wash basin. The property further benefits from fresh neutral décor and newly fitted carpets throughout, ensuring a move-in-ready condition. Externally, there is allocated parking and secure entry access. Its central location provides easy access to Perth's wide range of amenities, including shops, schools, leisure facilities, and excellent transport links. With its low-maintenance design and prime position, this flat offers comfortable, practical living for a range of buyers.

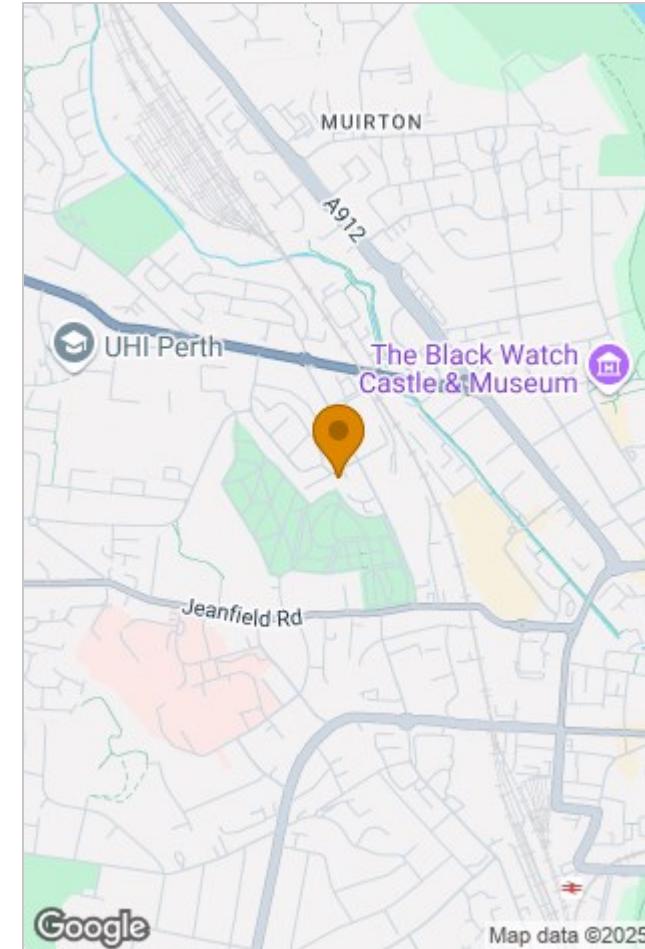
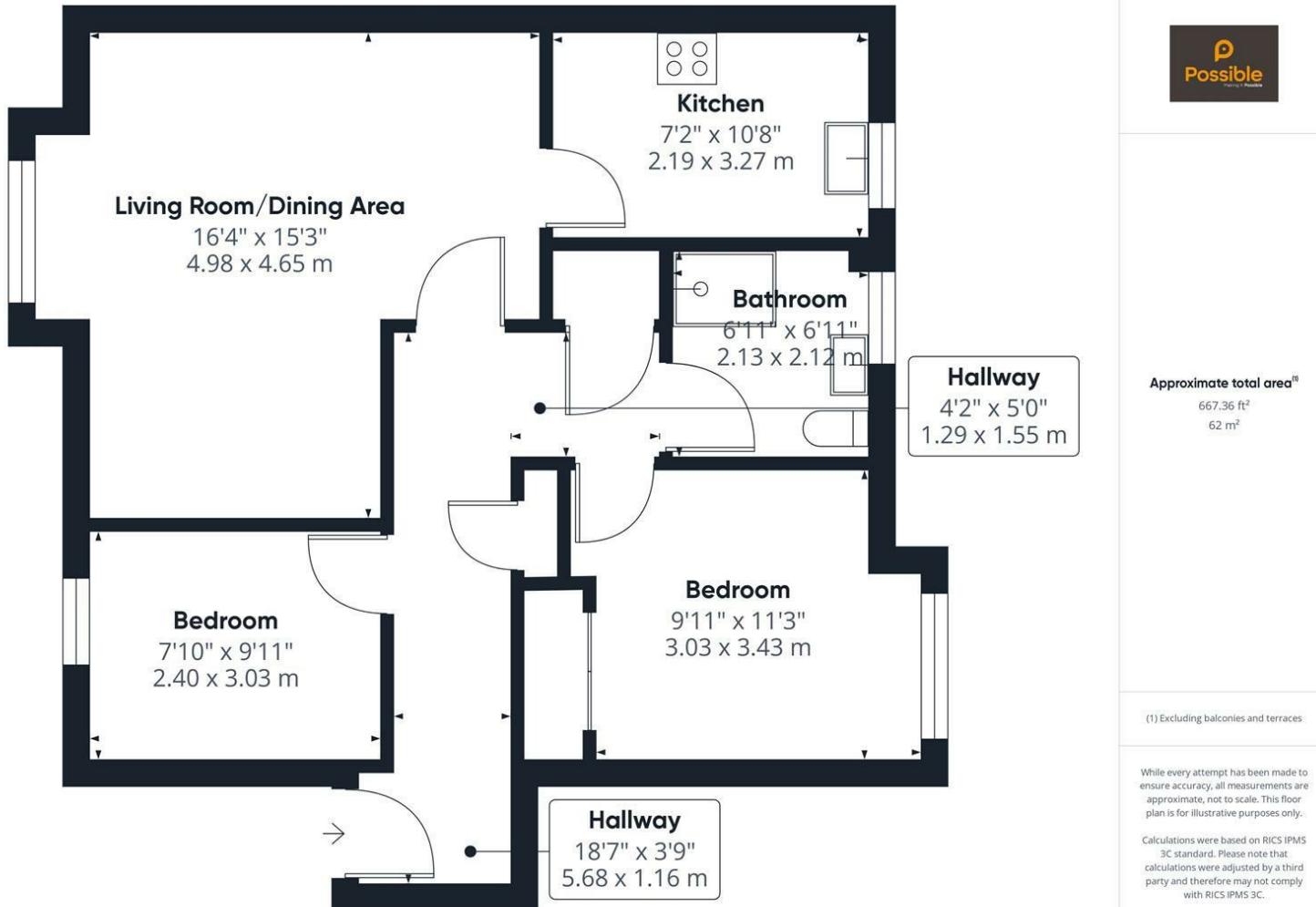




Location

Perth, known as Scotland's "Fair City," is a thriving hub with a rich blend of history and modernity. Situated on the picturesque River Tay, it boasts a vibrant city centre with independent shops, eateries, and cultural landmarks like Perth Concert Hall and the Museum & Art Gallery. The city offers excellent schools and leisure facilities, alongside beautiful green spaces like the North Inch and South Inch parks. Its strategic location provides easy access to major cities like Edinburgh, Glasgow, and Dundee via road and rail, making it ideal for commuters. Perth's charm and amenities cater to families, professionals, and retirees alike.





Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
		Current			Current
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ 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 ₂ 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.