



30, 2 Milne Street, Perth, PH1 5QL
Offers over £70,000



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- One-bedroom second-floor apartment
- Bright and well-proportioned layout
- Fresh shower room
- Neutral décor throughout
- Ideal first-time buy or investment
- Open-plan kitchen and living area
- Double bedroom with built-in storage
- Traditional stone-built tenement
- Move-in condition
- Double glazing

Situated within a traditional stone-built tenement in a highly convenient central Perth location, this well-presented one-bedroom second-floor apartment offers comfortable, low-maintenance living ideally suited to a range of buyers.

The accommodation is accessed via a communal stairwell and is arranged on one level. Internally, the property comprises a bright and welcoming open-plan kitchen and living area, providing ample space for both seating and dining. The kitchen is neatly fitted with a range of units and worktop space and integrates well with the living area, creating a sociable and practical layout. The double bedroom is quietly positioned and benefits from built-in storage, offering excellent everyday functionality. The bathroom is centrally located and fitted with a modern shower enclosure, WC and wash-hand basin, finished in a fresh and neutral style. There is also a gas connection within the property. The apartment enjoys good natural light throughout and is presented in a move-in condition, making it an ideal choice for first-time buyers, professionals or those seeking a centrally located home. With its practical layout, traditional character and excellent location, this property also represents a strong buy-to-let opportunity. Milne Street lies within easy walking distance of Perth city centre, providing immediate access to a wide range of amenities, transport links and leisure facilities.





Location

Milne Street enjoys a highly convenient setting close to Perth city centre, placing shops, cafés, restaurants and leisure facilities within easy walking distance. The area benefits from excellent public transport links, with Perth Railway and Bus Stations nearby providing regular services to Dundee, Edinburgh, Glasgow and Inverness. Road links to the A9 and M90 are also easily accessible. Green spaces, riverside walks and cultural attractions are close at hand, making this a popular and practical location for professionals, first-time buyers and investors alike.



A row of three-story red sandstone buildings with white window frames. The buildings have a traditional architectural style with multiple windows on each floor. A dark grey modern building is attached to the right side of the row. A chimney is visible on the roof of the second building from the left. A television antenna is mounted on the roof of the third building. A black Mini Cooper is parked on the street in front of the buildings. A white van with 'HAMILTON' branding is visible in the background. The sky is clear blue.

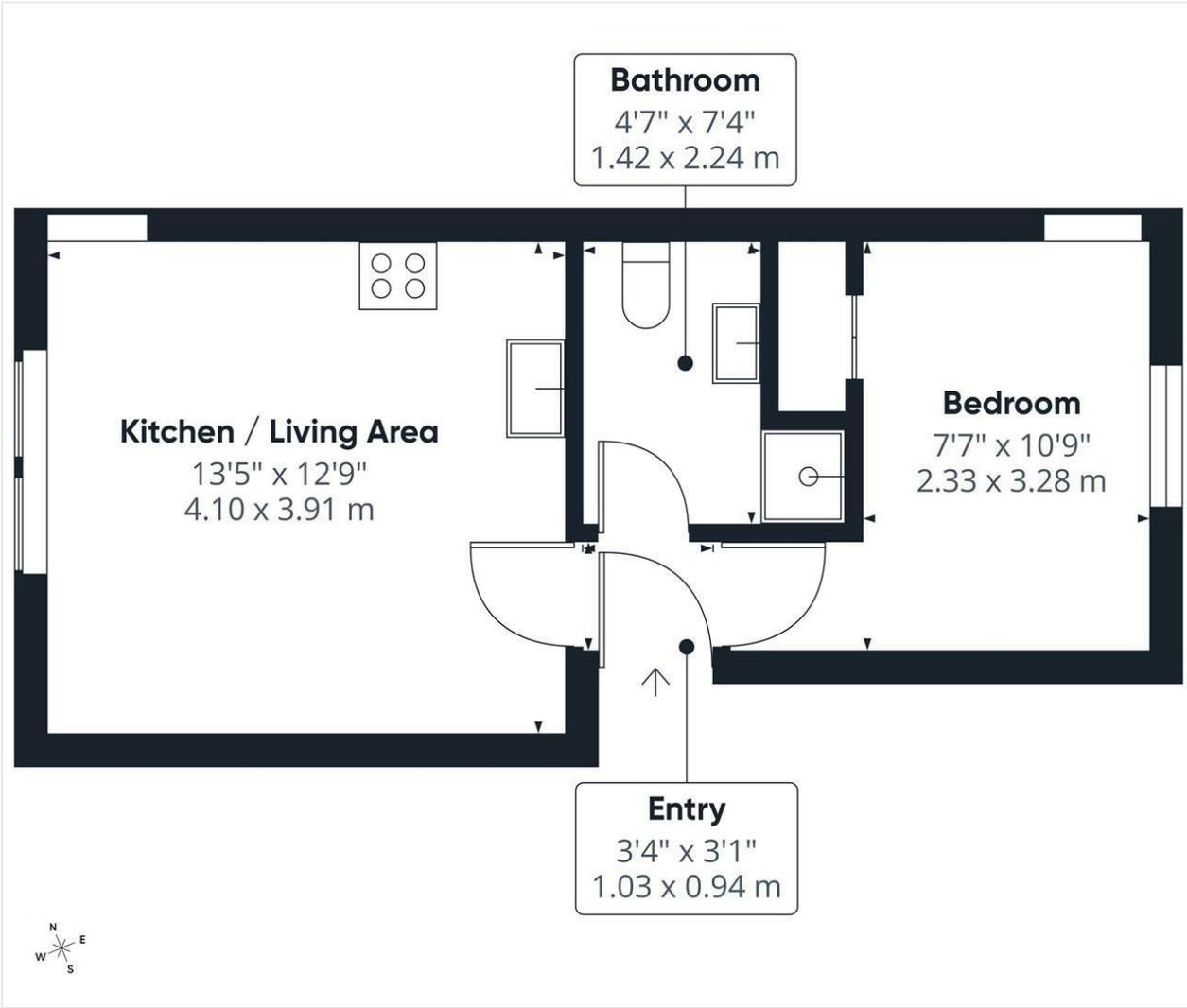
A modern, multi-story building with a light-colored, textured facade. It features large windows with dark frames. The building is situated on the right side of the street, adjacent to the red sandstone buildings.

A black Mini Cooper parked on the street in front of the red sandstone buildings. The car is a three-door hatchback model.

A white van with 'HAMILTON' branding parked on the street. The van is a small commercial vehicle.

A row of several cars parked along the street in the background, including a yellow car and a white car.

The street is paved with asphalt and has white and yellow road markings. A double yellow line runs along the left side of the road. A manhole cover is visible in the foreground. The sky is clear blue with a few wispy clouds.

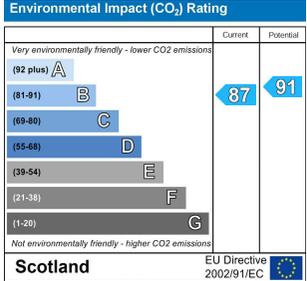
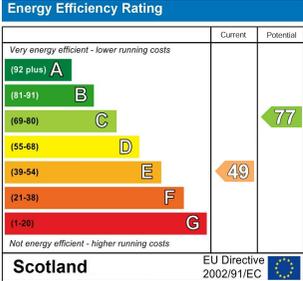
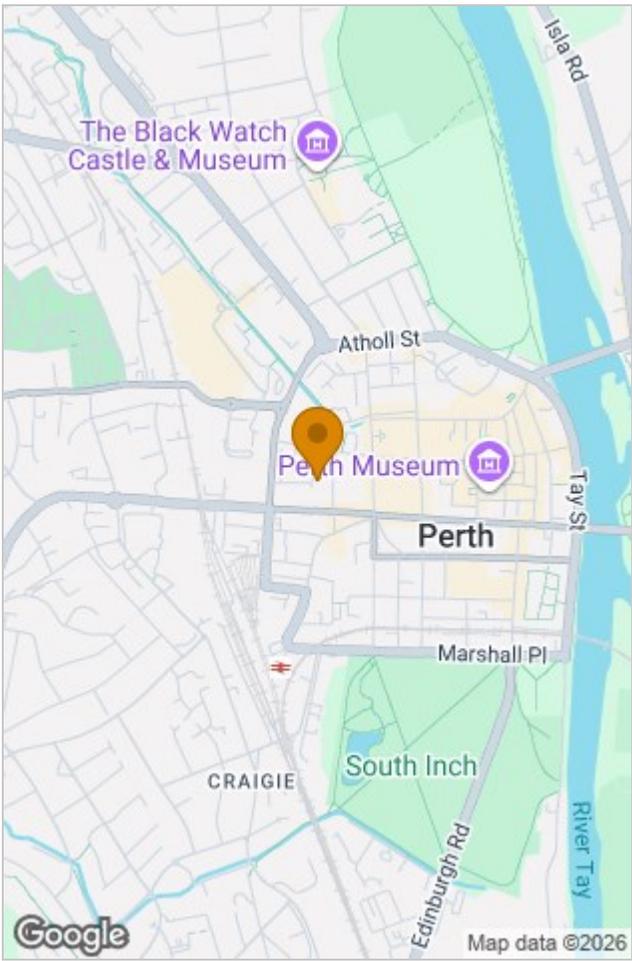


Approximate total area⁽¹⁾
336 ft²
31.1 m²

(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.

