



1 Grahams Place King Street, Perth, PH2 8HZ  
Offers over £175,000





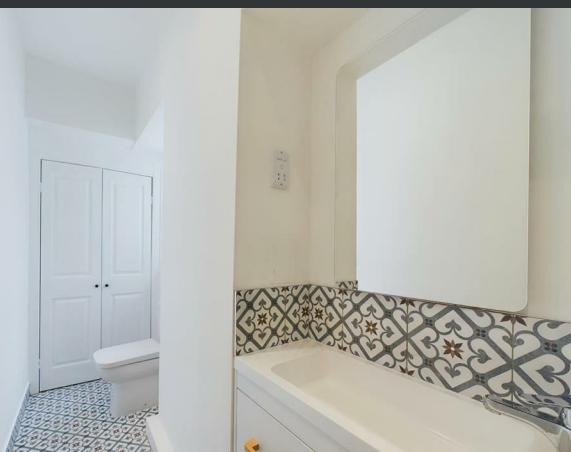
# 1 Grahams Place King Street Perth, PH2 8HZ

Offers over £175,000

- Beautiful ground floor apartment
- Large living room/kitchen/diner
- Private courtyard garden
- Presented in excellent condition
- Sought-after street
- Two bedrooms
- Shower room and WC
- Gas central heating
- Double glazing
- Useful basement storage

Welcome to this eye-catching ground floor apartment located on King Street in Perth. This delightful home boasts a large open-plan living room/kitchen including space for dining, two bedrooms, a shower room and additional WC making it a perfect space for downsizers, couples or professionals looking for a cosy home full of character and period features.

As you step into this property, you will be greeted by a space that is not only presented in superb condition but also exudes lots of character with beautiful high ceilings, adding a touch of elegance to the living space. The abundance of natural light that floods the rooms creates a warm and inviting atmosphere, making it a lovely place to relax and unwind. One of the highlights of this property is the private courtyard garden, a tranquil oasis where you can enjoy a cup of tea in the morning or unwind after a long day. Additionally, the useful basement storage area provides ample space to keep your belongings organized and out of sight. Don't miss the opportunity to make this charming property your new home. With its characterful features, natural light, private garden, and convenient storage space, this property offers a wonderful living experience in the heart of Perth.

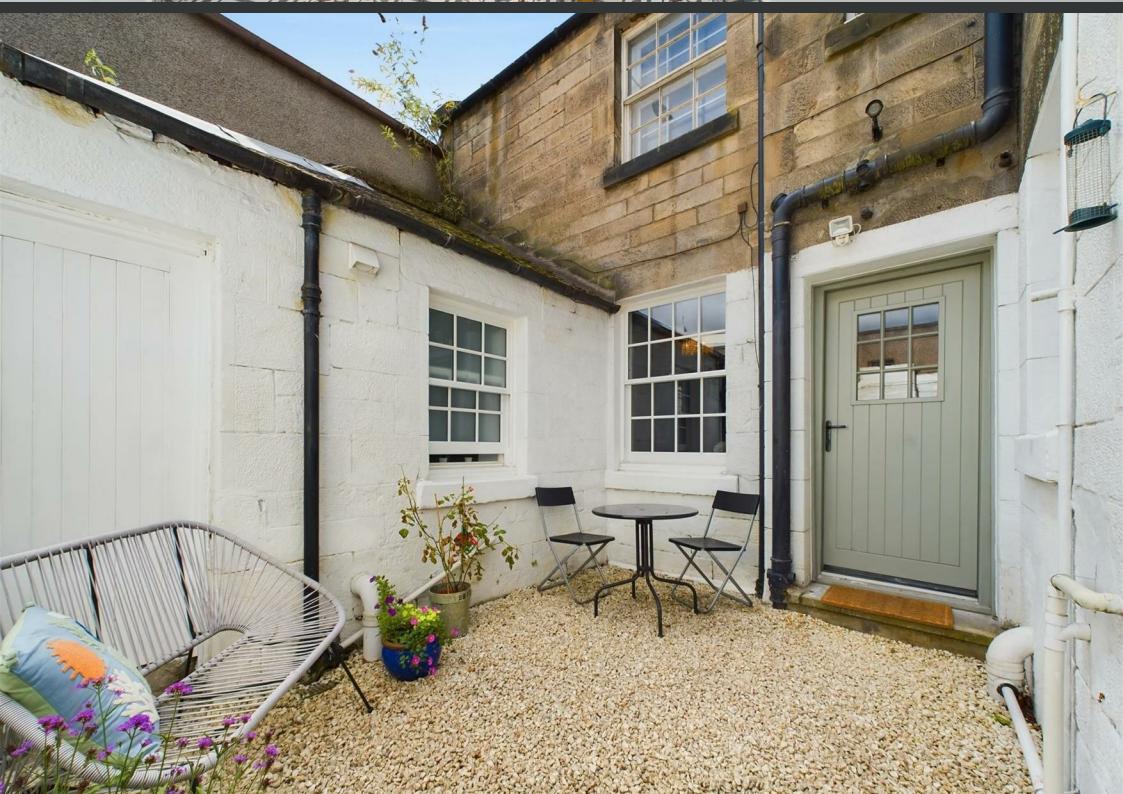


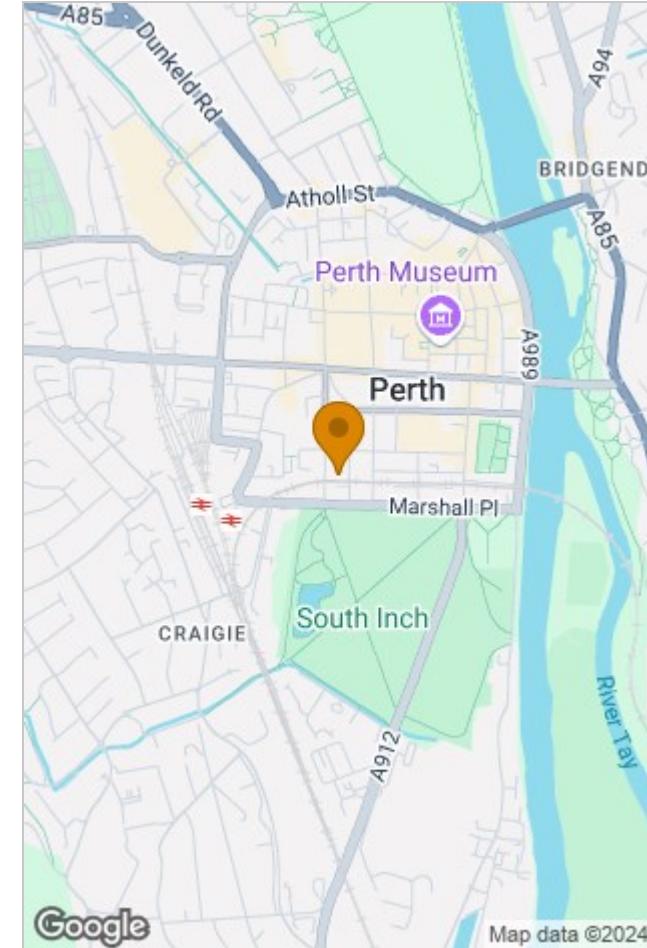
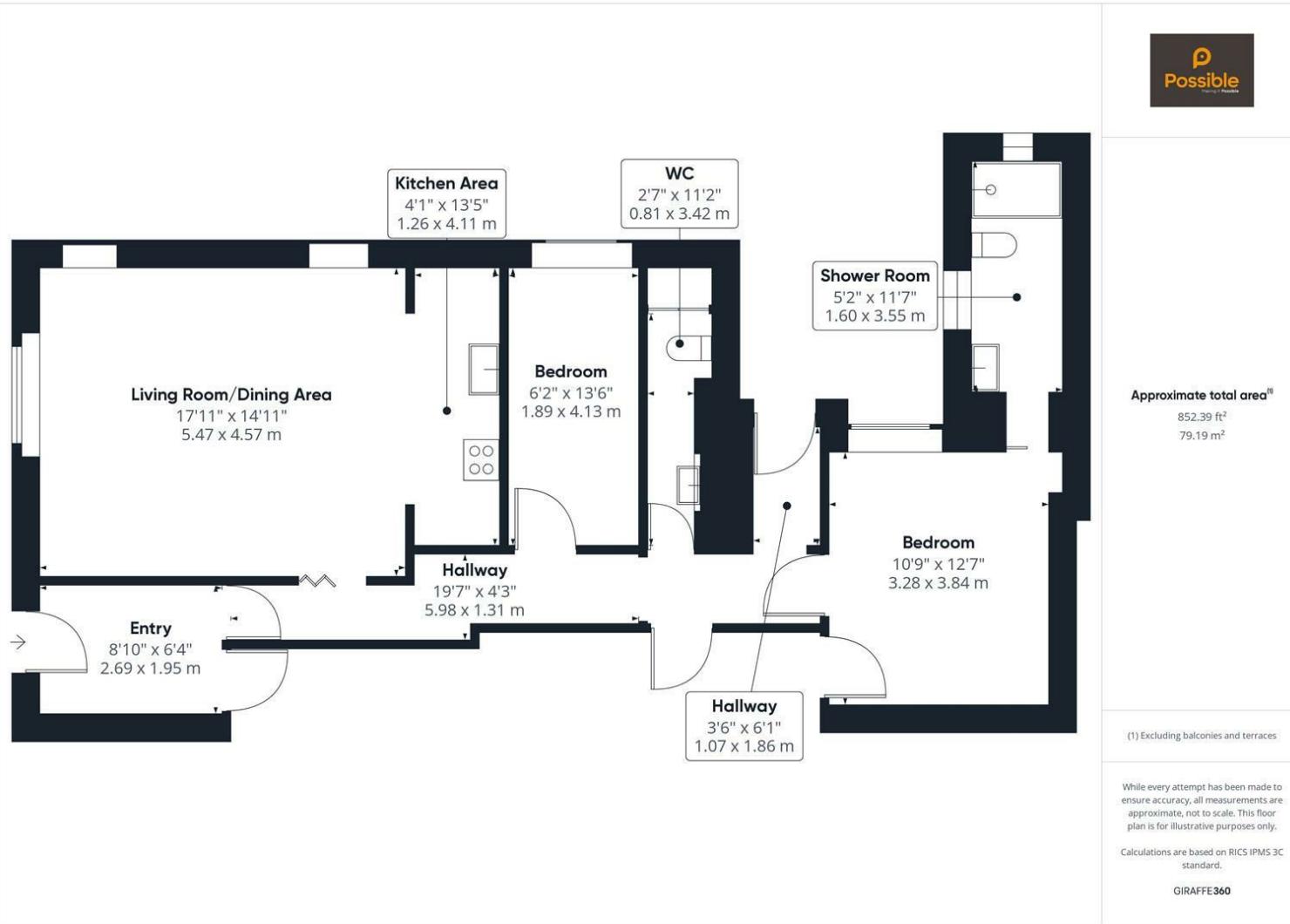


## Location

King Street is positioned within walking distance of the city centre and its various amenities, shops, restaurants, cafes and recreational pursuits as well as the picturesque South Inch parklands. Nearby roads links give access to the dual carriageway, A90 and M90 giving access to various destinations across the country. Perth's rail and bus stations can also be found close by.







## 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.