



11B Charlotte Street, Perth, PH1 5LW
Offers over £95,000



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- First floor flat
- Traditional building
- Spacious double bedroom with bespoke fitted wardrobes
- Bathroom with shower
- Private rear courtyard
- Central Perth location
- Bright living room
- Fitted kitchen
- High ceilings and period features
- Gas central heating

This attractive first floor flat is set within a traditional building in a central and highly convenient location in Perth, offering bright and well-proportioned accommodation throughout.

The property opens into a welcoming hallway which provides access to all rooms. The living room is a particularly appealing space, featuring a large window that allows for excellent natural light, along with high ceilings and traditional detailing that enhance the sense of space. The kitchen is neatly arranged and offers ample worktop and storage space, making it practical for everyday use. The double bedroom is generously sized and benefits from a bright outlook, featuring bespoke fitted wardrobes which are thoughtfully designed to maximise the available space, offering comfortable accommodation with room for additional furnishings. The shower room is fitted with a three piece suite along with complementary tiling. Externally, the property enjoys access to a shared rear courtyard, offering a pleasant outdoor space. On-street parking is available nearby. This property will appeal to a range of buyers including first-time purchasers, downsizers, or buy-to-let investors, offering a fantastic opportunity to acquire a well-located home within walking distance of Perth city centre.

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Location

Charlotte Street is ideally positioned within the heart of Perth, offering excellent access to a wide range of amenities. The city centre is within easy walking distance, providing an array of shops, restaurants, cafes and leisure facilities. Perth bus and railway stations are also close by, offering convenient transport links to Dundee, Edinburgh and Glasgow. The area is well served by local schools and green spaces, including nearby parks and the scenic North Inch. This central location makes it ideal for those seeking the convenience of city living while still enjoying access to outdoor spaces and excellent connectivity.

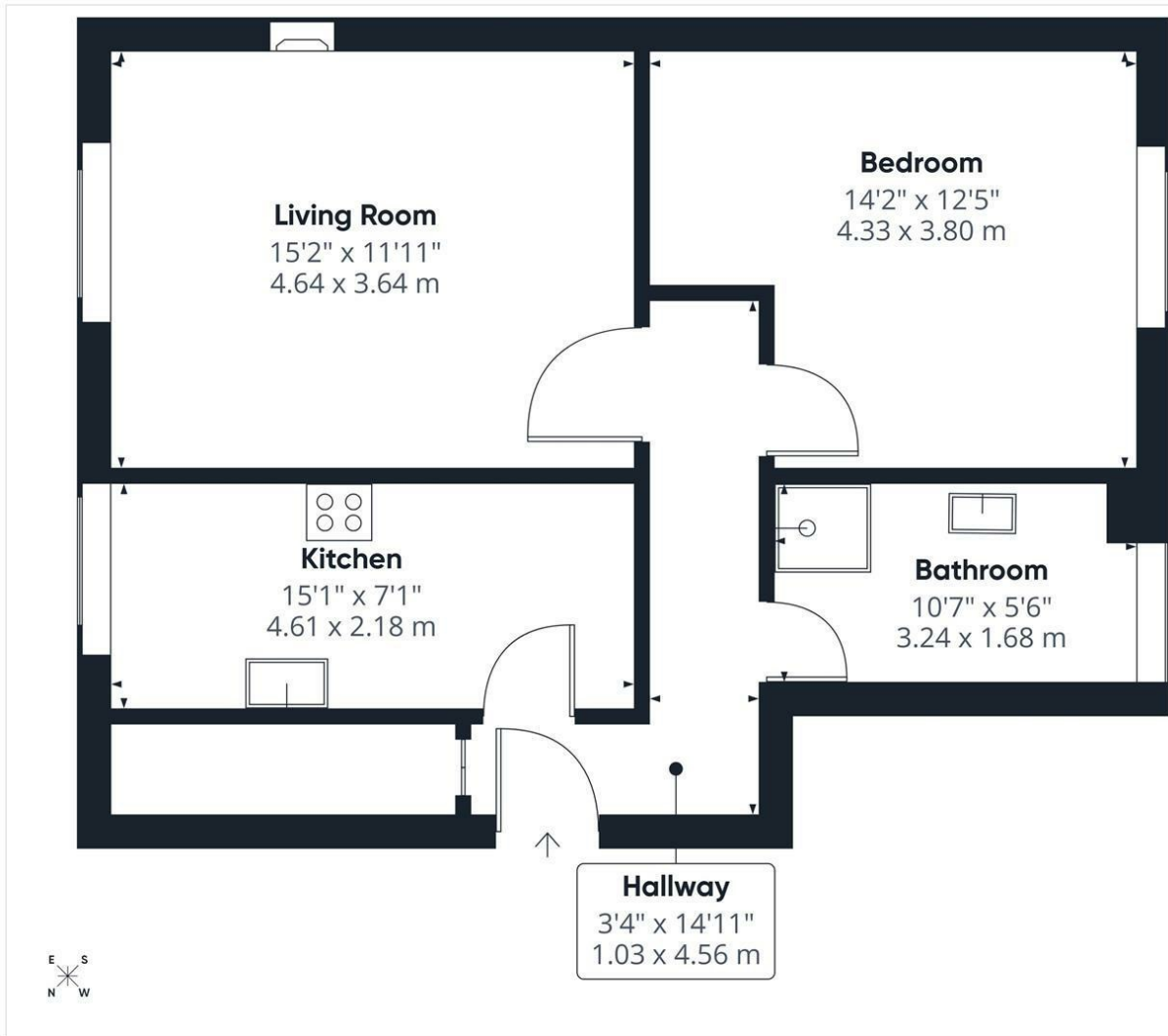


Architectural details of the buildings include a large brick chimney with multiple pots on the left, a central section with a gabled roof and a satellite dish, and a right section with a stone facade and a dormer window. The ground floor features a shop with a sign for 'Arun Thai Massage & Spa' and a 'PATHFINDER' sign on the right.

 **Arun**
Thai Massage & Spa
www.arunthaispa.co.uk

Not all w
PATHFINDER



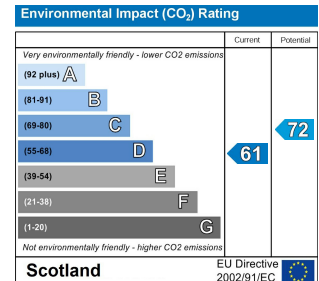
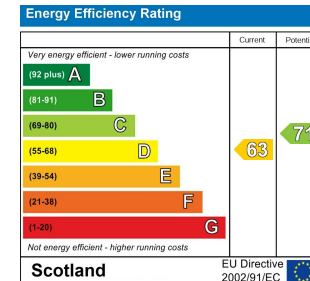
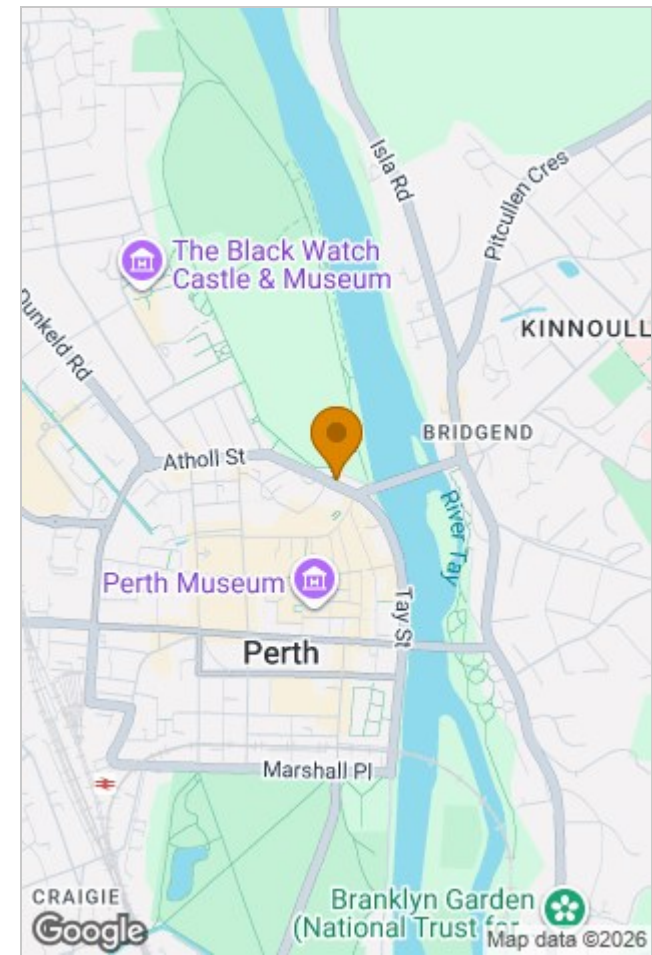


Approximate total area⁽¹⁾
626 ft²
58.1 m²

(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.

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