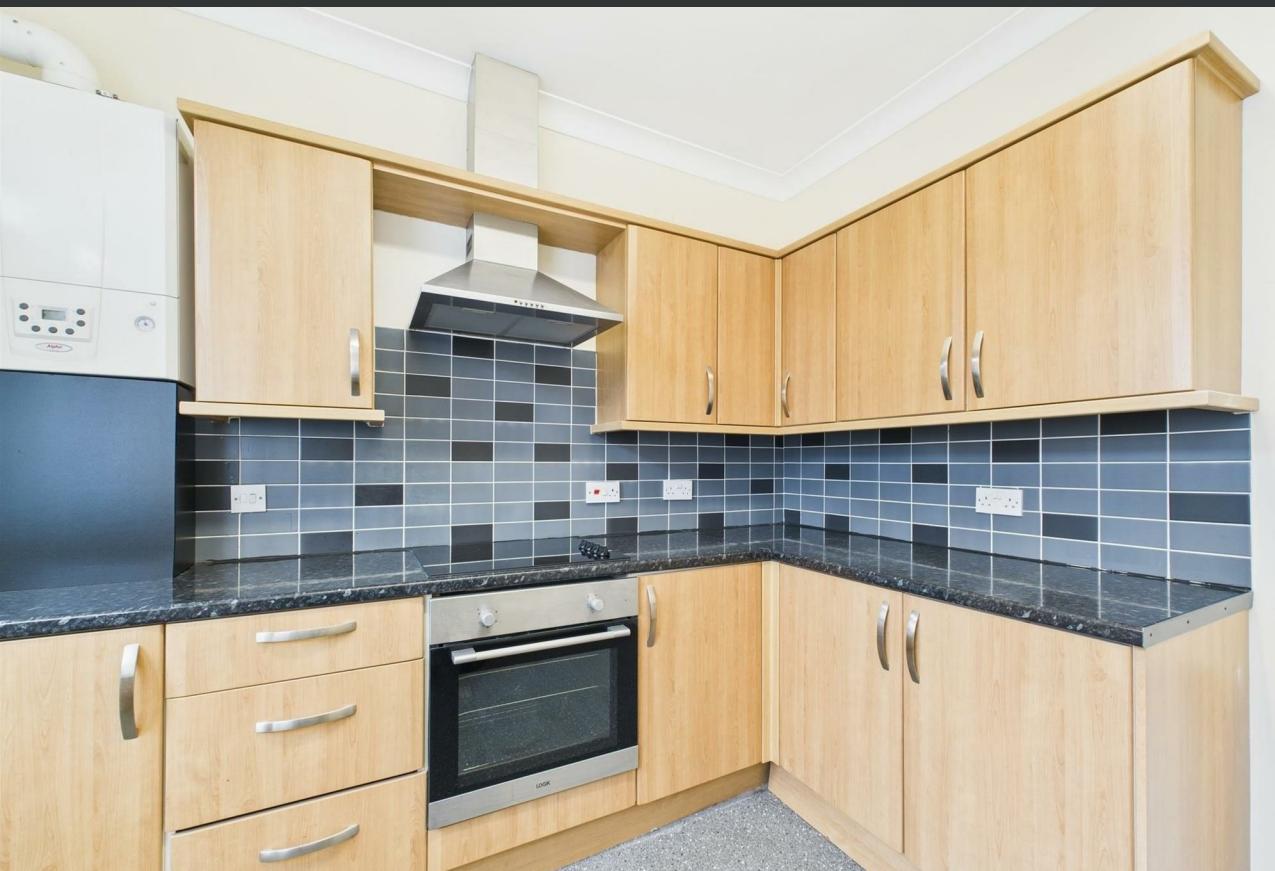




60 Balhousie Street, Perth, PH1 5BG
Offers over £127,500





- Bright and spacious two-bedroom ground-floor flat
- Well-fitted kitchen with garden access
- Generous private front and rear gardens
- Nearby schools, shops, and transport links
- Move-in-ready with neutral décor
- Large living room with natural light
- Modern wet room for convenience
- Close to Perth city centre and local amenities
- Ideal for first-time buyers, downsizers, or investors
- Gas central heating & double glazing

Situated in a popular residential area, this bright and spacious two-bedroom ground-floor flat offers an excellent opportunity for first-time buyers, downsizers, or investors. The property boasts a generous living room, filled with natural light from large windows, creating a welcoming atmosphere. The well-appointed kitchen features ample storage and workspace, with direct access to the rear garden area. Both bedrooms are well-proportioned, providing comfortable living space, while the modern wet room is designed with convenience in mind. The neutral décor throughout allows for a move-in-ready home or a blank canvas for personalisation.

Externally, the property benefits from a large low-maintenance front garden, which offers potential for a driveway, as well as a private rear garden space. Conveniently located close to Perth city centre, local amenities, and excellent transport links, this home provides a perfect balance of comfort and practicality.

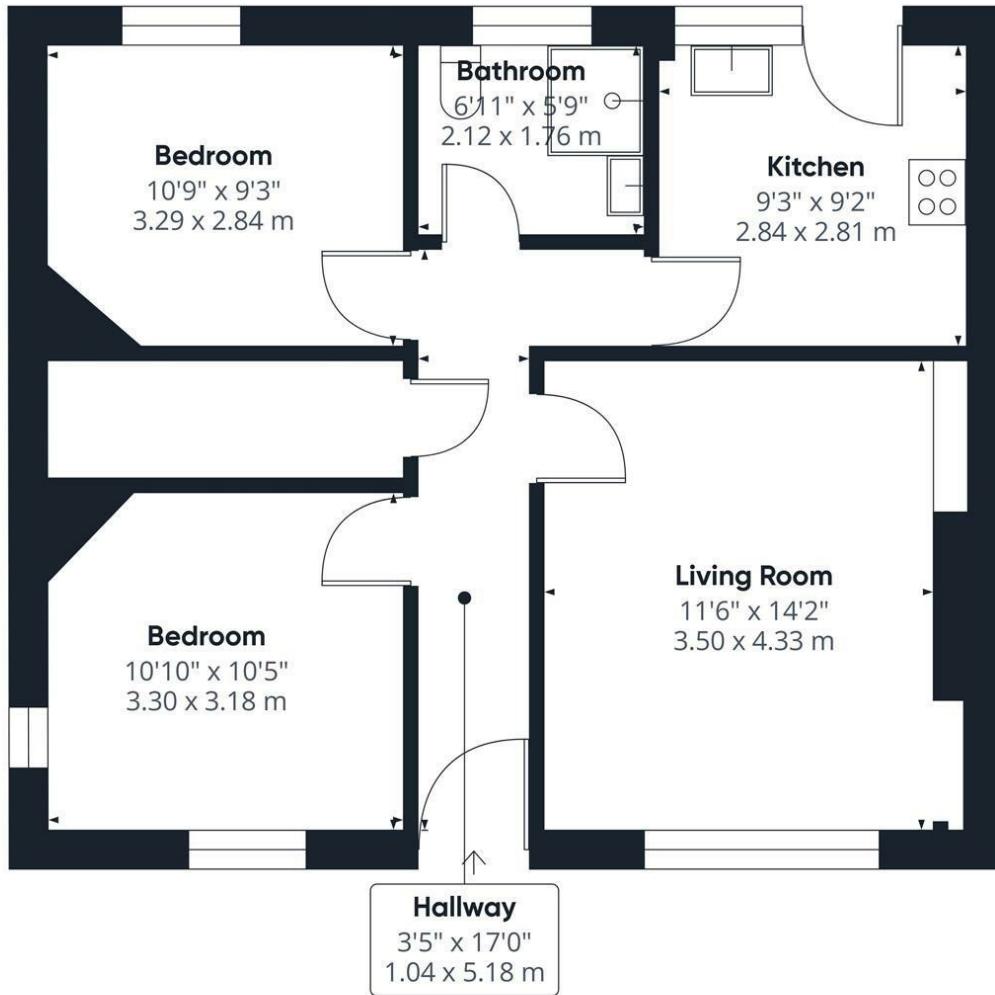




Location

Balhousie Street is located in a sought-after area of Perth, providing easy access to the city centre and a range of local amenities. Residents benefit from excellent transport links, with bus routes and road connections making commuting simple. The area is close to schools, parks, and shopping facilities, ensuring convenience for families and professionals alike. Perth itself offers a vibrant city lifestyle with cafés, restaurants, and cultural attractions, while also being well-connected to Dundee, Edinburgh, and Glasgow. With beautiful green spaces nearby, including the North Inch Park, this location perfectly blends urban convenience with scenic surroundings.





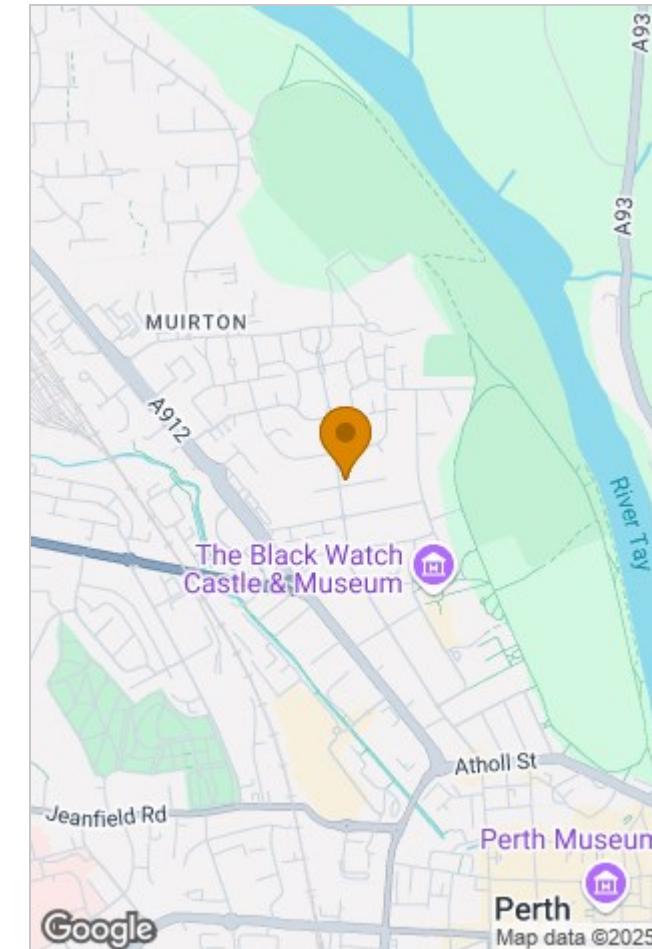
Approximate total area⁽¹⁾
610.75 ft²
56.74 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



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		68	(69-80) C		76
(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.