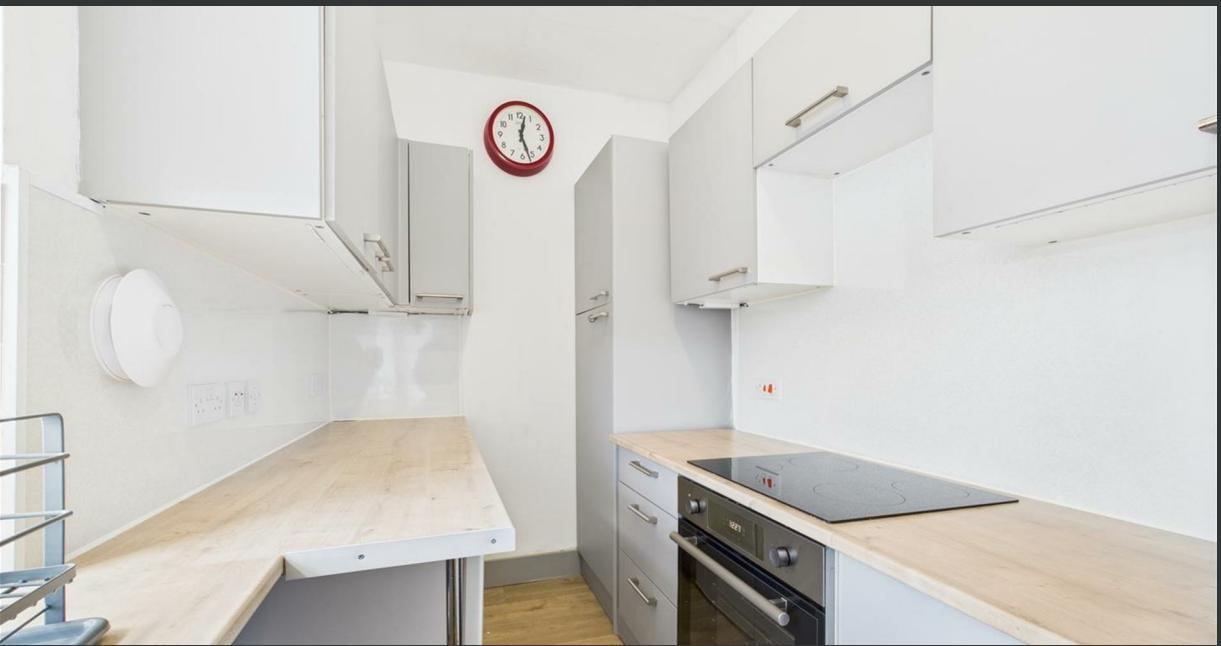




29b St. Catherines Road, Perth, PH1 5SA  
Offers over £76,000





# 29b St. Catherines Road Perth, PH1 5SA

Offers over £76,000

- First-floor traditional tenement flat
- Bright living room with feature fireplace
- Contemporary bathroom with fitted shower
- Secure entry to building
- Approx. 509 sq ft of floor space
- Two well-proportioned bedrooms
- Modern galley kitchen with wood-effect counters
- Shared garden to rear
- Walking distance to city centre and amenities
- Ideal for first-time buyers or investors

Set within a traditional stone-built tenement, 29b St. Catherines Road is a well-proportioned two-bedroom first-floor flat offering charm, character, and convenience. With approximately 509 sq ft of internal space, this bright and flexible property would suit first-time buyers, downsizers or buy-to-let investors looking for a central location with excellent amenities close by.

The spacious living room is a welcoming space, filled with natural light from a large window and featuring a handsome slate-tiled fireplace. The room's high ceilings and decorative cornicing add to the period charm. The compact but functional galley kitchen offers good cupboard storage and a built-in oven with hob. It's finished in modern grey tones with wood-effect counters. The primary bedroom has ample floor space and dual-aspect windows, while the second bedroom would be ideal as a guest room, home office or child's bedroom. A well-sized bathroom with a fitted shower completes the internal layout. Residents benefit from a shared garden to the rear – leafy, mature and perfect for relaxing or letting the dog stretch its legs. The building has a secure entry system and on-street parking available. This flat blends affordability and practicality with traditional charm – all just a short stroll from Perth city centre, local shops, public transport links and schools.



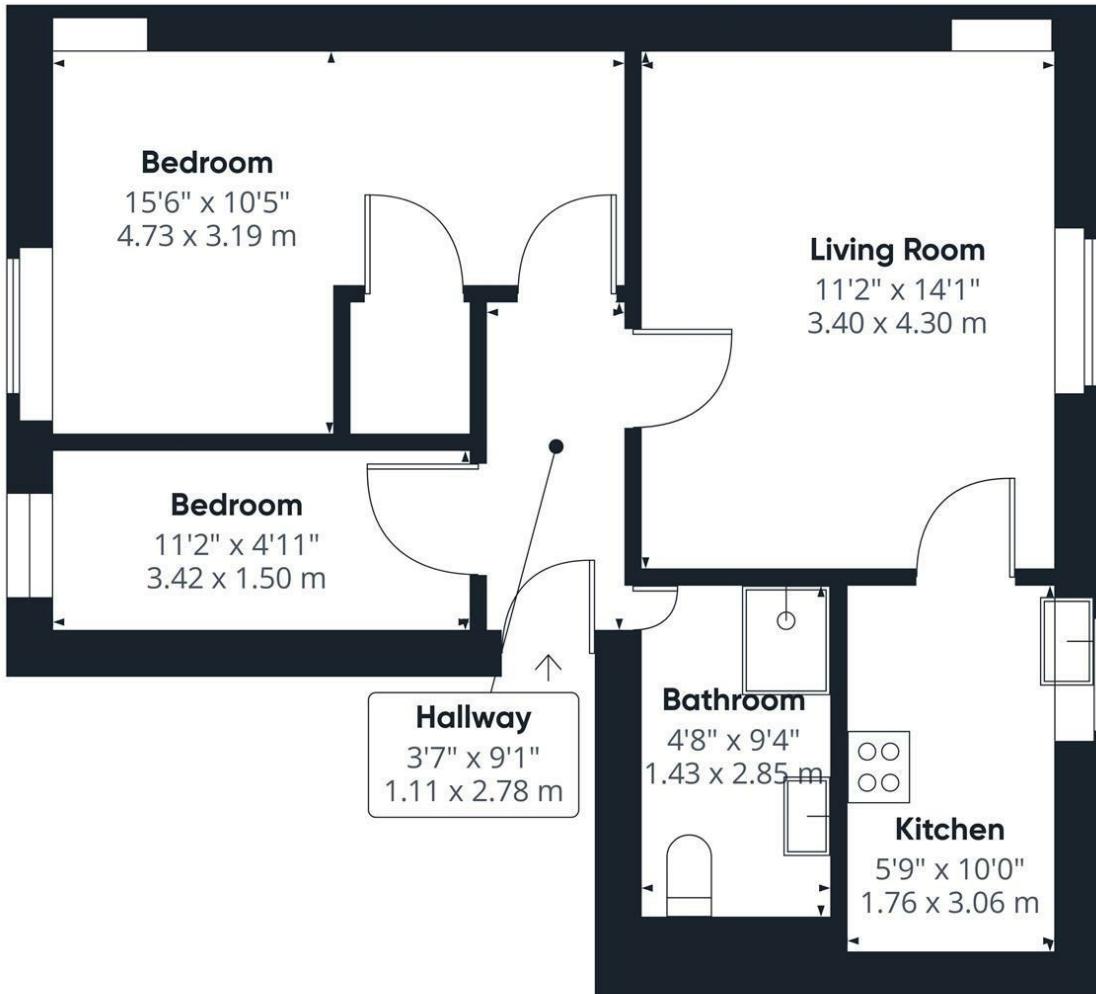


## Location

St. Catherines Road is ideally placed on the fringe of Perth city centre, offering easy access to shops, restaurants, cafes and the beautiful South Inch Park. Perth's bus and train stations are within a short walk, providing excellent commuter links to Dundee, Edinburgh and Glasgow. The area benefits from local supermarkets, primary and secondary schools, and riverside walks along the Tay. This central location is popular with professionals and renters alike, making it not only convenient but also a strong investment area. For those seeking urban living with everything close by, this spot ticks all the boxes.





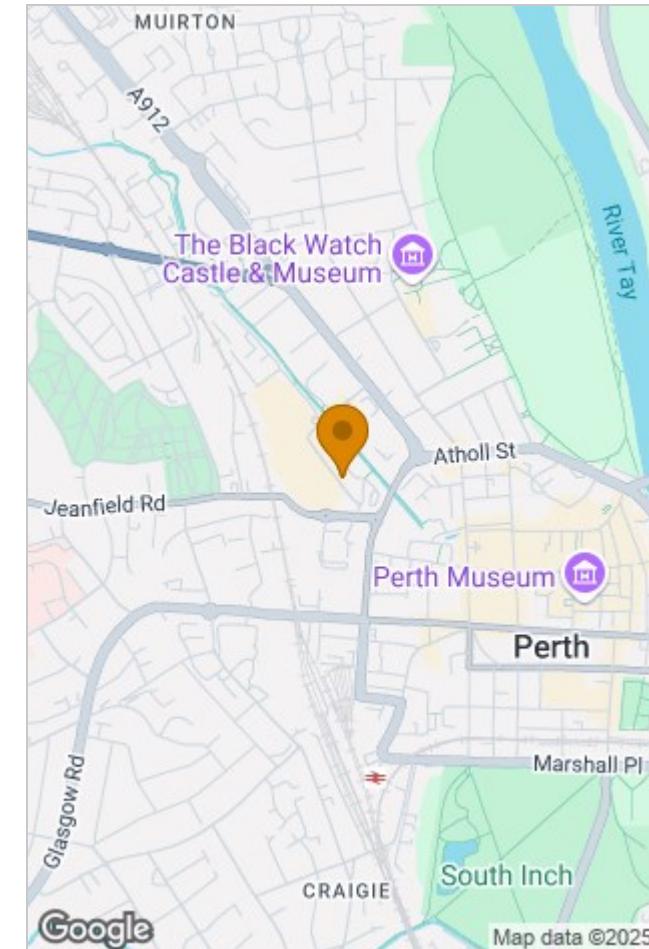


Approximate total area<sup>(1)</sup>  
509 ft<sup>2</sup>  
47.3 m<sup>2</sup>

(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 are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
		Current	Potential	Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
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.