



81a Watergate, Perth, PH1 5TF  
Offers over £115,000

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## 81a Watergate Perth, PH1 5TF

- Generous city centre flat
- 3 bedrooms 1 en-suite
- Gas central heating
- Useful store room
- Located on first floor
- Generous living room
- Secure entry system
- Move-in condition

Welcome to this generous first floor flat located on Watergate within Perth city centre. This delightful home offers a perfect blend of comfort and style, with deceptively spacious accommodation that is sure to impress. Upon entering the property, you are greeted by a warm and inviting living room with additional space for dining, perfect for relaxing or entertaining guests. With three well-proportioned bedrooms, there is plenty of space for a growing family or those in need of a home office.

One of the standout features of this property is the two bathrooms, offering convenience for busy mornings or unwinding after a long day. The secure entry system provides peace of mind, allowing you to feel safe and secure in your new home. Presented in move-in condition, this flat is ready for you to add your personal touch and make it your own. The easy access to the city centre and travel links makes commuting a breeze, while still enjoying the tranquillity of Watergate.

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## Location

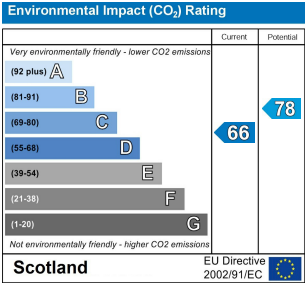
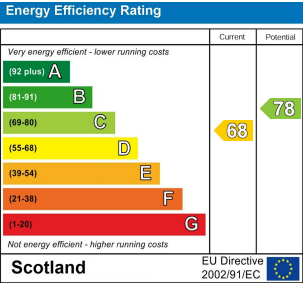
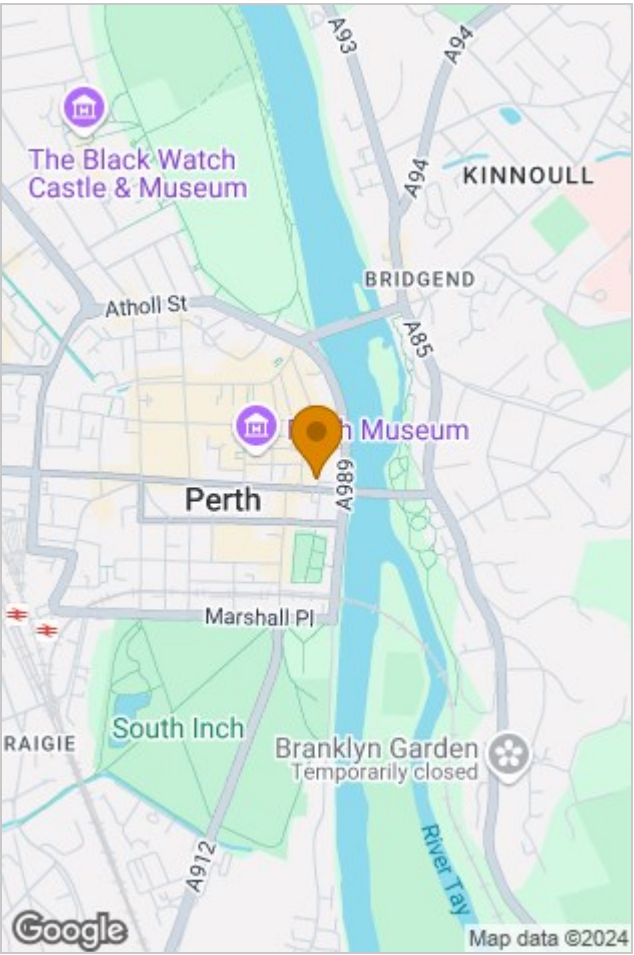
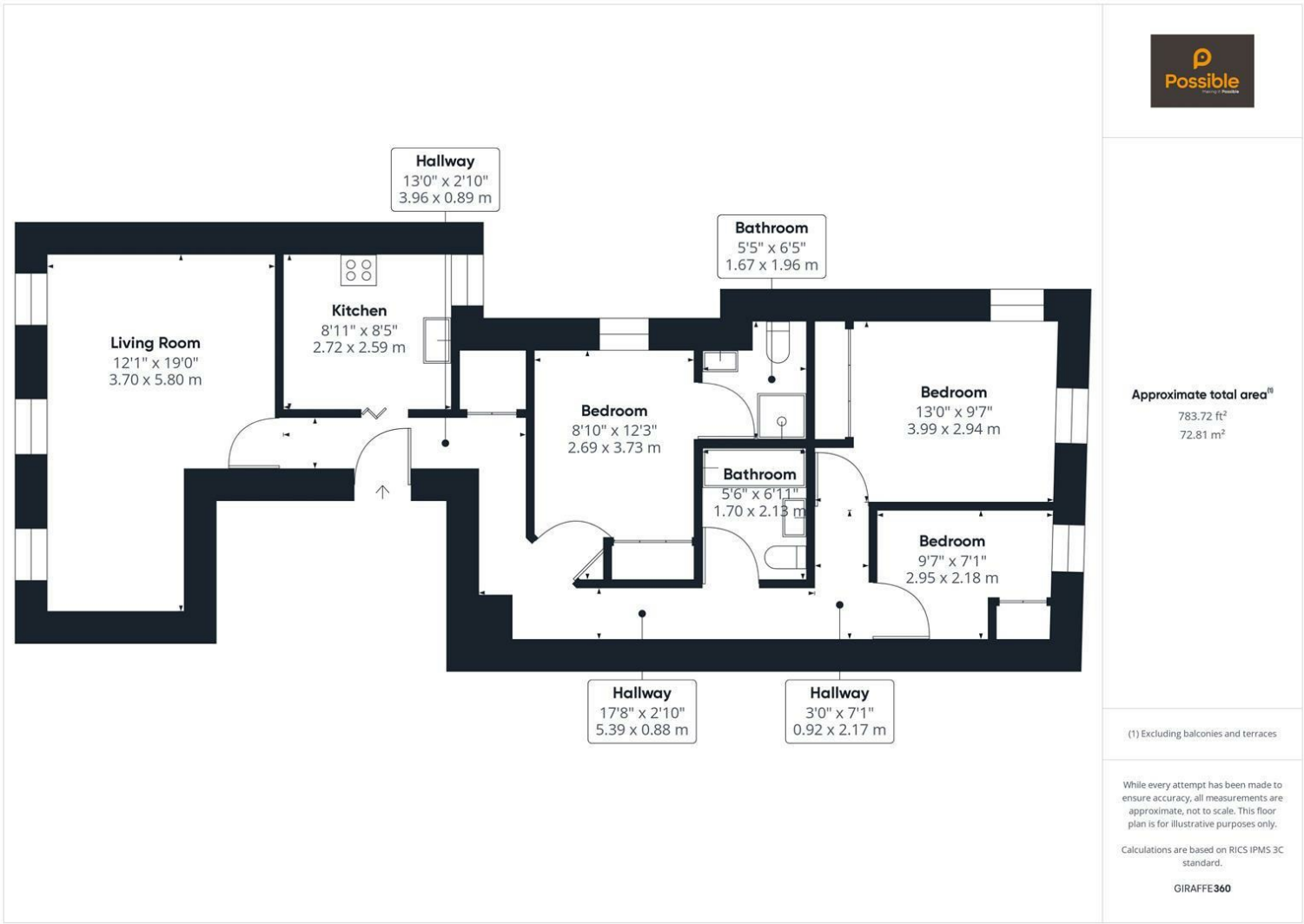
The property is located within Perth City Centre and is within walking distance of Perth's excellent range of attractions and amenities, including shops, restaurants, cafes and recreational pursuits as well as the picturesque South Inch parklands. Nearby roads links give access to the dual carriageway, 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.

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