



11 Collinson View, Perth, PH1 5BN
Offers over £122,500





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- Spacious top floor flat
- Bright and neutral décor throughout
- Two well-proportioned double bedrooms
- Well-maintained communal building
- Ideal first-time buy or investment property
- Generous living room with bay window
- Fitted kitchen with ample storage
- Bathroom with bath and shower over
- Residents' parking available
- Gas central heating & double glazing

This bright and well-presented two-bedroom top floor flat offers spacious accommodation and enjoys an elevated position within a modern residential development in Perth.

Accessed via a secure communal entrance, the property opens into a welcoming hallway which provides access to all rooms. The generously proportioned living room is a standout feature of the home, offering excellent space for both relaxing and dining while benefiting from a large bay window that fills the room with natural light. The fitted kitchen is well laid out with ample cupboard storage, worktop space and integrated cooking appliances, making it both practical and functional for everyday living. There are two well-proportioned double bedrooms, both offering comfortable accommodation with space for freestanding furniture. The neutral décor throughout the property creates a bright and modern feel, allowing buyers to easily personalise the space. The bathroom is fitted with a three-piece suite including bath with shower over, wash hand basin and WC. Externally, the property benefits from residents' parking and well-maintained communal grounds. This property would make an ideal purchase for first-time buyers, professionals or buy-to-let investors seeking a spacious flat in a convenient Perth location with easy access to local amenities and transport links



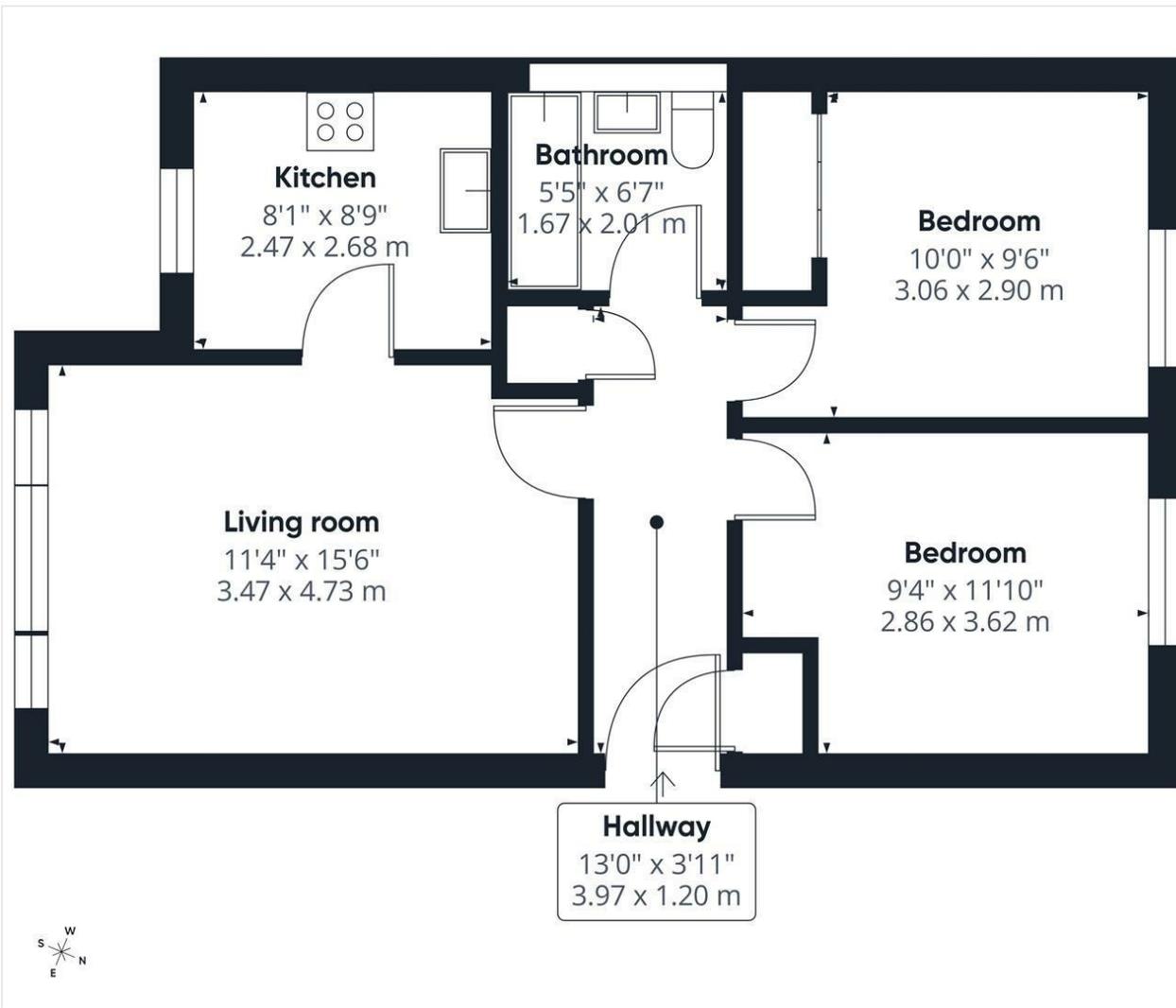


Location

Collinson View is located within a popular residential area of Perth, offering convenient access to a wide range of local amenities. Nearby facilities include supermarkets, shops, schools and leisure facilities, while Perth city centre is just a short distance away providing an excellent selection of restaurants, cafés, retail outlets and cultural attractions. The area is well served by public transport, with regular bus routes connecting to the city and surrounding areas. For commuters, the nearby A9 and motorway network provide easy access to Dundee, Stirling, Edinburgh and Glasgow. The surrounding countryside also offers a variety of scenic walking and outdoor recreation opportunities.





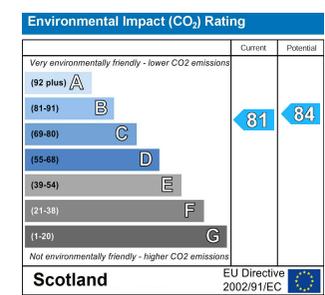
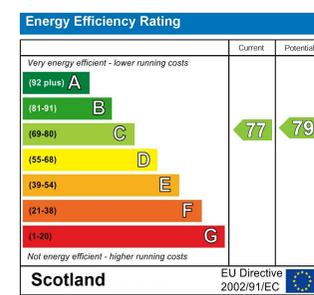
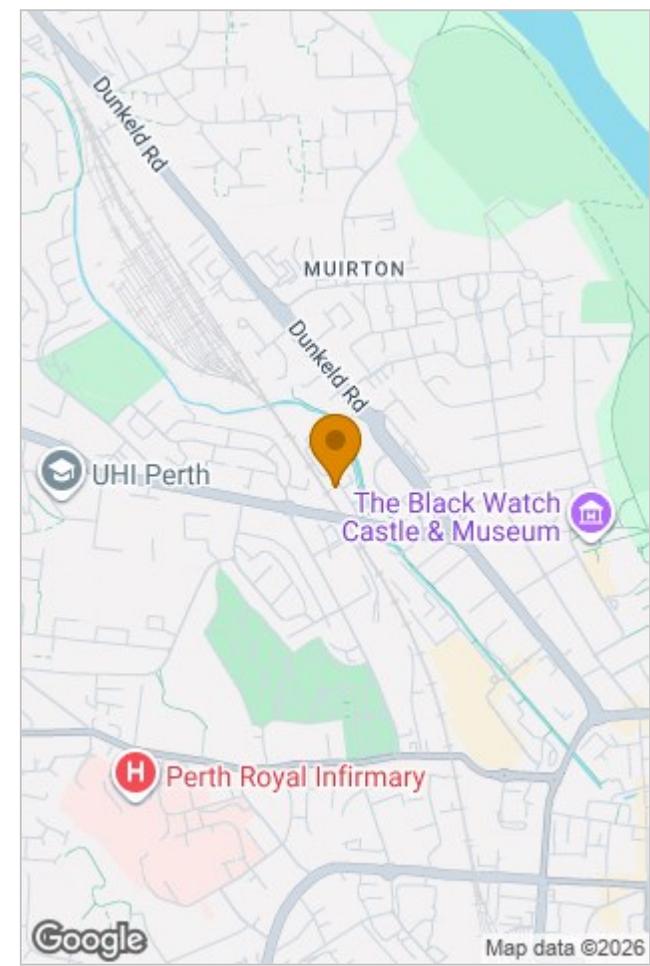


Approximate total area⁽¹⁾
571 ft²
53.2 m²

(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.

