



72b Dundee Road, Perth, PH2 7BA
Offers over £68,500





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- One-bedroom top floor flat
- Separate fitted kitchen
- Bathroom with shower over bath
- Shared garden area
- Ideal first-time buy or investment
- Bright and spacious living room
- Generous double bedroom
- Neutral décor throughout
- Superb views
- Convenient city location

This well-presented one-bedroom upper flat offers bright and practical accommodation, ideally suited to first-time buyers, investors or those seeking a convenient city base.

The property opens into a hallway leading to all main apartments. The living room is well-proportioned and enjoys a large window allowing for plenty of natural light, creating a comfortable space for relaxing or entertaining. The separate kitchen is fitted with a range of units and provides adequate worktop space for everyday cooking. The double bedroom is generously sized and benefits from a pleasant outlook, while the bathroom is fitted with a three-piece suite including bath with shower over. The property is neutrally decorated throughout, offering a blank canvas for purchasers to personalise. Externally, there is access to a shared area of garden to the rear, ideal for outdoor seating. Situated on Dundee Road, the property enjoys excellent access to local amenities, transport links and Perth city centre, making it a convenient and appealing option for a variety of buyers.

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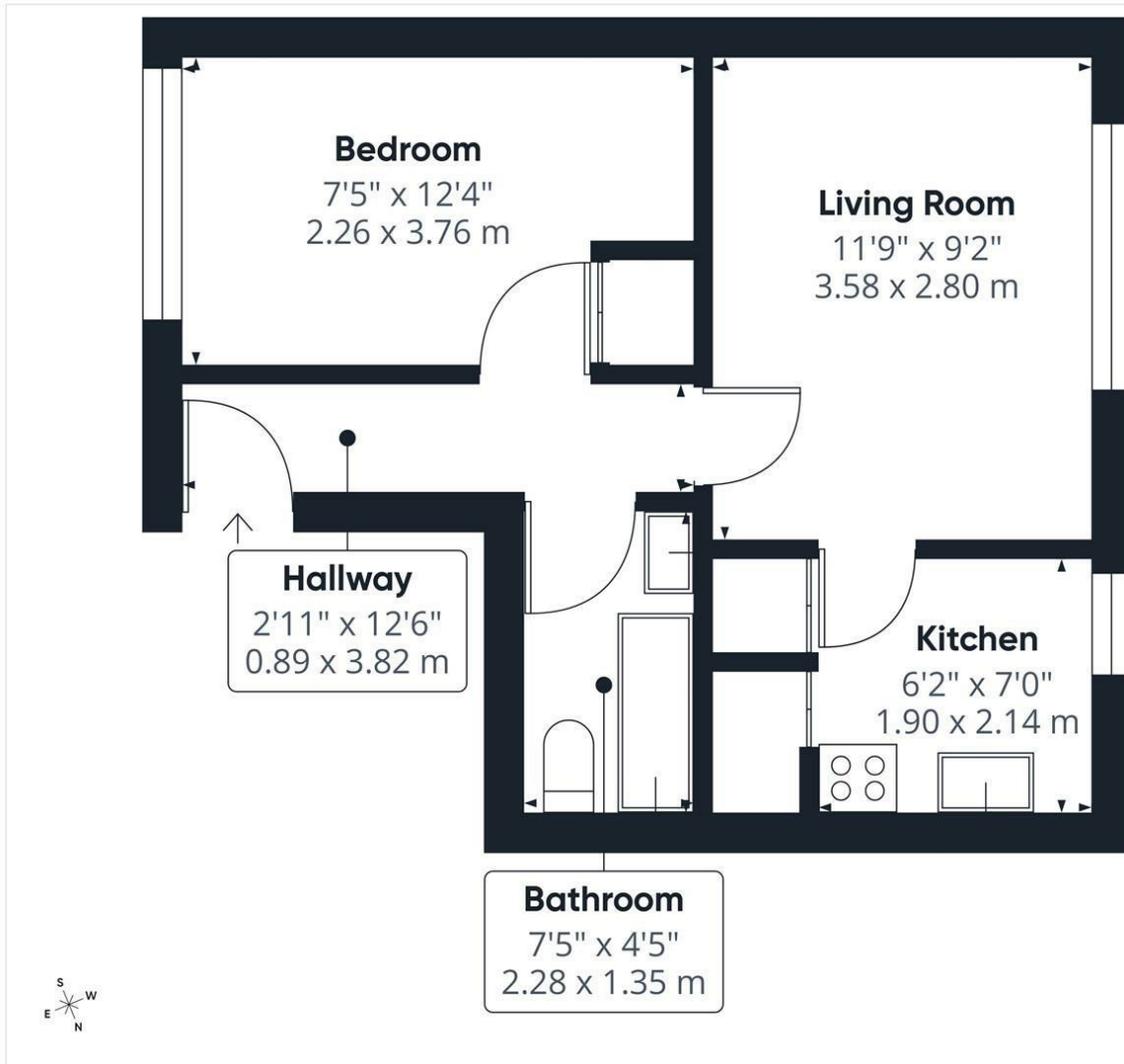


Location

Dundee Road is a well-established and convenient location within the city of Perth, offering easy access to a wide range of amenities. Nearby, residents can enjoy local shops, supermarkets, cafés and leisure facilities, while Perth city centre is just a short distance away, providing a broader selection of retail, dining and cultural attractions. The area is well-served by public transport and offers excellent road links, including quick access to the A90 for commuting to Dundee, Edinburgh and beyond. Scenic walks along the River Tay and nearby parks further enhance the appeal, making this a desirable and accessible location.





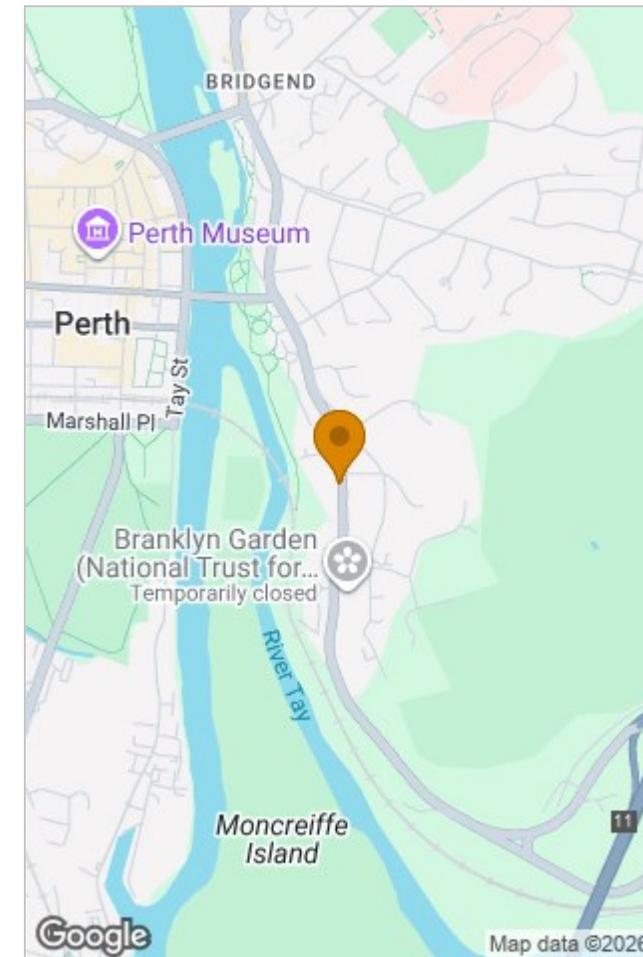


Approximate total area⁽¹⁾
326 ft²
30.3 m²

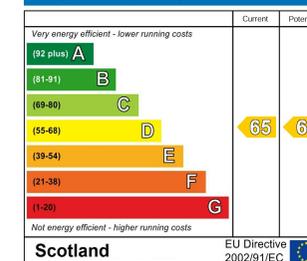
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

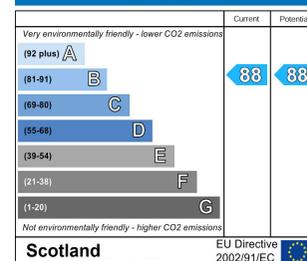
GIRAFFE360



Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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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