



Flat 4 5 County Place, Perth, PH2 8EE
Offers over £70,000





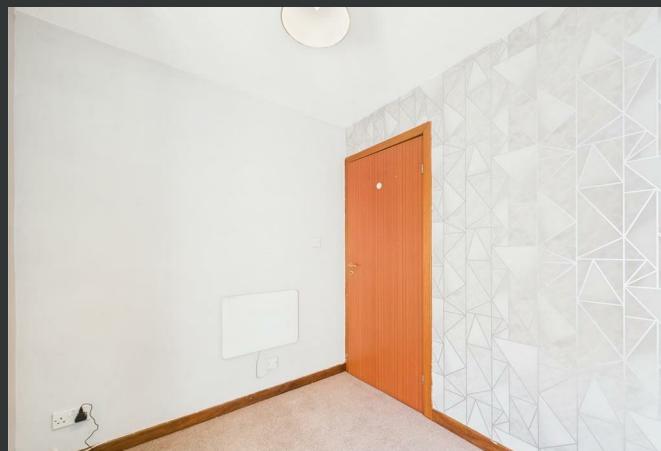
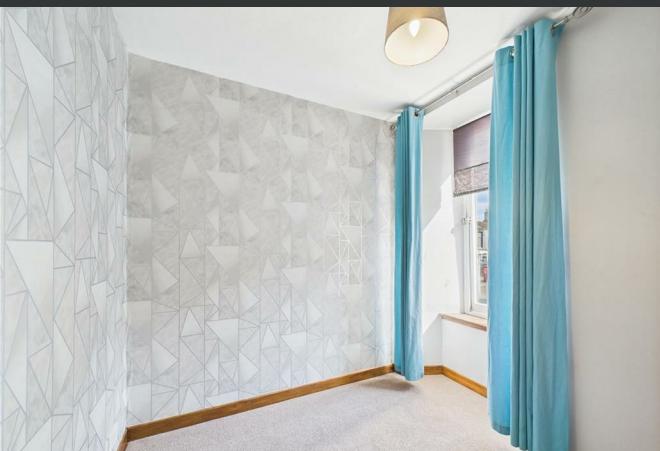
Flat 4 5 County Place Perth, PH2 8EE

Offers over £70,000

- Two-bedroom maisonette
- Fitted kitchen with good storage
- Double glazing
- Great natural light
- Excellent first-time buy or rental investment
- Bright living room
- Bathroom with over-bath shower
- Electric heating
- City centre location
- Close to travel links

Perfectly placed in the very heart of Perth city centre, this charming two-bedroom maisonette offers a fantastic opportunity for first-time buyers, downsizers or savvy investors. Spanning two levels, the flat is bright and well-proportioned, boasting 553 sq. ft. of internal space. The upper floor hosts a spacious living room, a fitted kitchen and bathroom with shower over bath. Downstairs, there are two good-sized bedrooms.

Neutral décor and laminate flooring provide a blank canvas for personalisation, while double glazing and electric heating ensure comfort throughout the year. Step outside and everything is on your doorstep—shops, restaurants, transport links and green spaces are all within easy reach. Ideal for anyone looking to enjoy the vibrancy of city living without compromising on practicality.





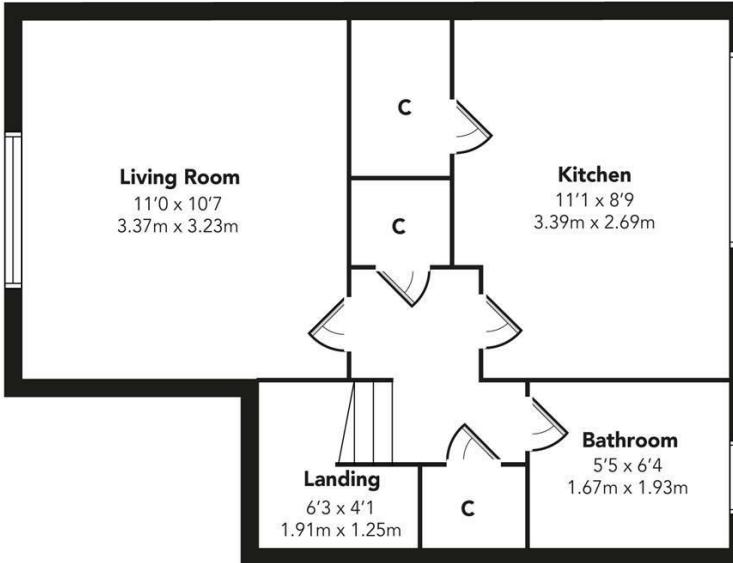
Location

Flat 4, 5 County Place enjoys an unbeatable central location in Perth, placing you at the hub of the city's amenities. Just moments from Perth Train and Bus Stations, commuting is a breeze. A wide array of cafés, restaurants, supermarkets, and high street shops are all within walking distance. The nearby River Tay and North Inch parkland provide peaceful escapes, while cultural venues like Perth Concert Hall are a stone's throw away. Whether you're seeking convenience, lifestyle or strong rental demand, this location offers it all—making it a standout option in one of Scotland's most accessible and vibrant cities.

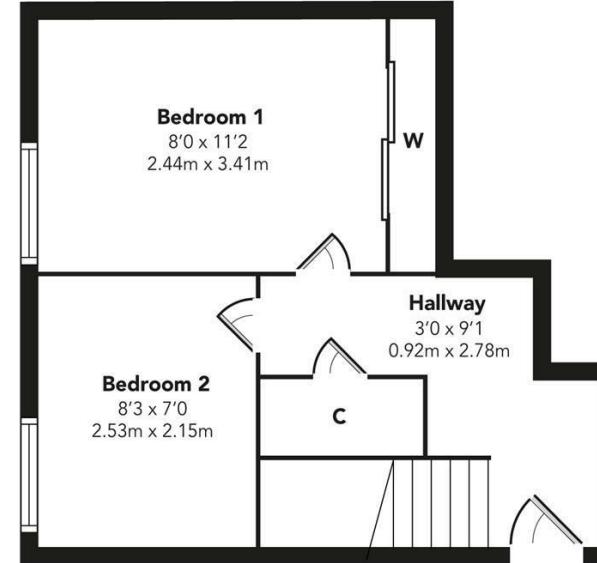




GROUND FLOOR



FIRST FLOOR



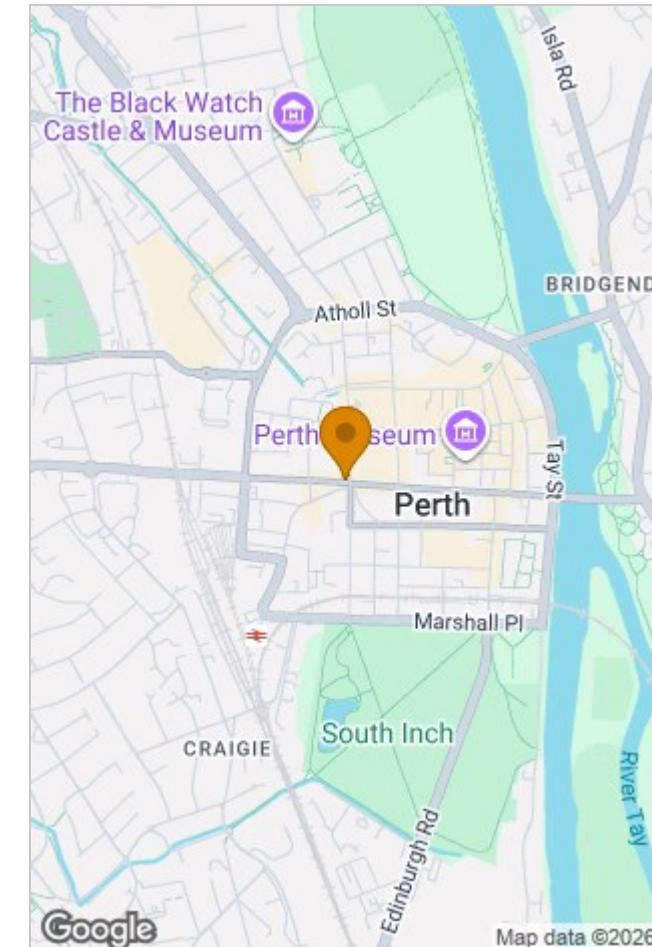
Floorplans are indicative only - not to scale

Produced by Plushplans

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	36
(1-20)	G	
Not energy efficient - higher running costs		
Scotland EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	20
(1-20)	G	32
Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC		