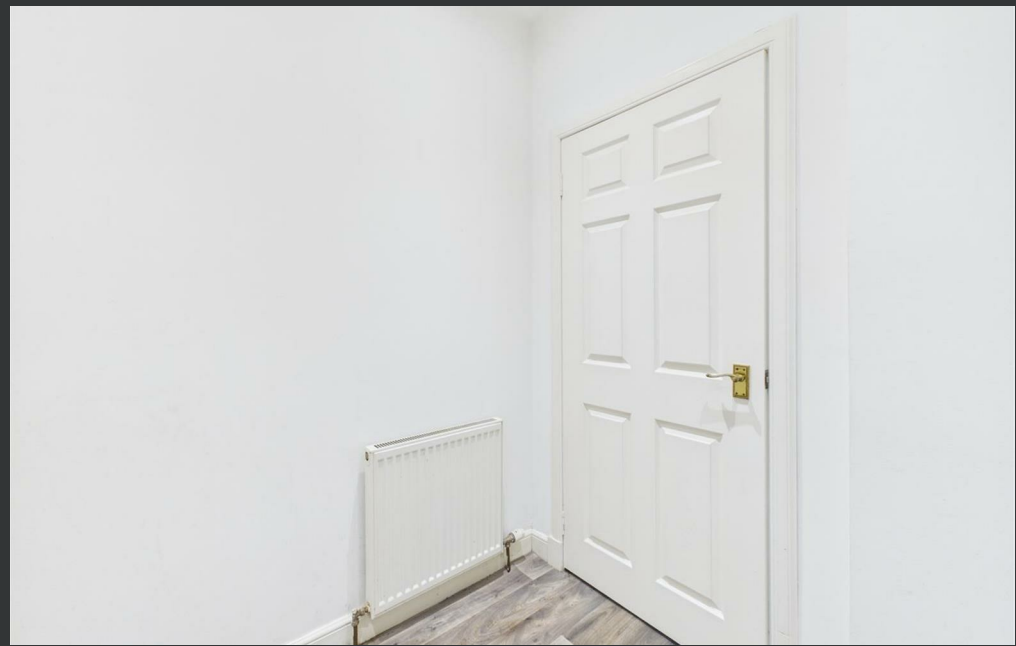




1/1, 5 Scott Street, Perth, PH1 5EJ  
Offers over £92,500

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# 1/1, 5 Scott Street Perth, PH1 5EJ

Offers over £92,500

- Spacious first-floor flat
- Bright and well-proportioned living room
- Contemporary shower room
- Gas central heating
- Secure communal entry
- Two generous double bedrooms
- Modern fitted kitchen
- Traditional stone-built building
- Double glazing throughout
- Central Perth location close to amenities

Situated in a central and highly convenient location within Perth, this spacious first-floor flat offers well-proportioned accommodation ideal for first-time buyers, professionals, or buy-to-let investors. Combining generous room sizes with a practical layout, the property provides comfortable city living within easy reach of local amenities.

Accessed via a communal entrance, the flat opens into a welcoming hallway connecting all rooms. The bright living room benefits from large windows that allow for plenty of natural light, creating an inviting space for both relaxing and entertaining. The fitted kitchen offers ample storage and workspace, with a practical layout suited to everyday cooking. There are two generous bedrooms, both offering excellent floor space and flexibility for bedroom furniture, home working, or guest accommodation. A modern shower room completes the interior, featuring a clean and contemporary finish. The property further benefits from gas central heating, double glazing, and a secure entry system. Positioned within a traditional stone-built building, this flat enjoys a central setting close to shops, cafés, restaurants, and transport links. Offering spacious accommodation and excellent convenience, this attractive property presents an ideal opportunity for a wide range of buyers seeking city living in Perth.

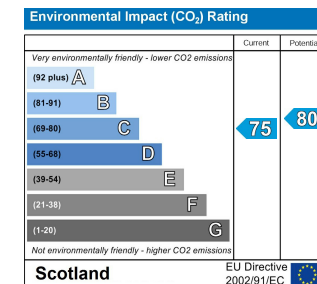
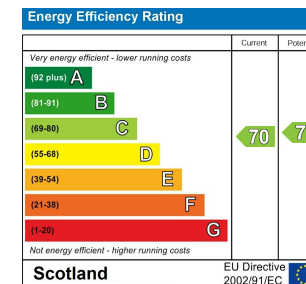
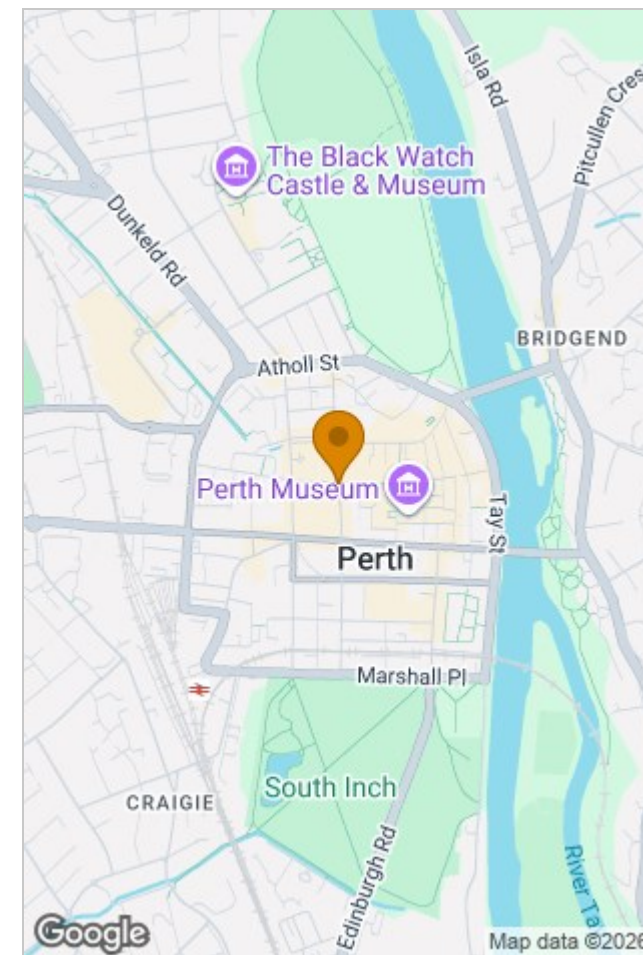
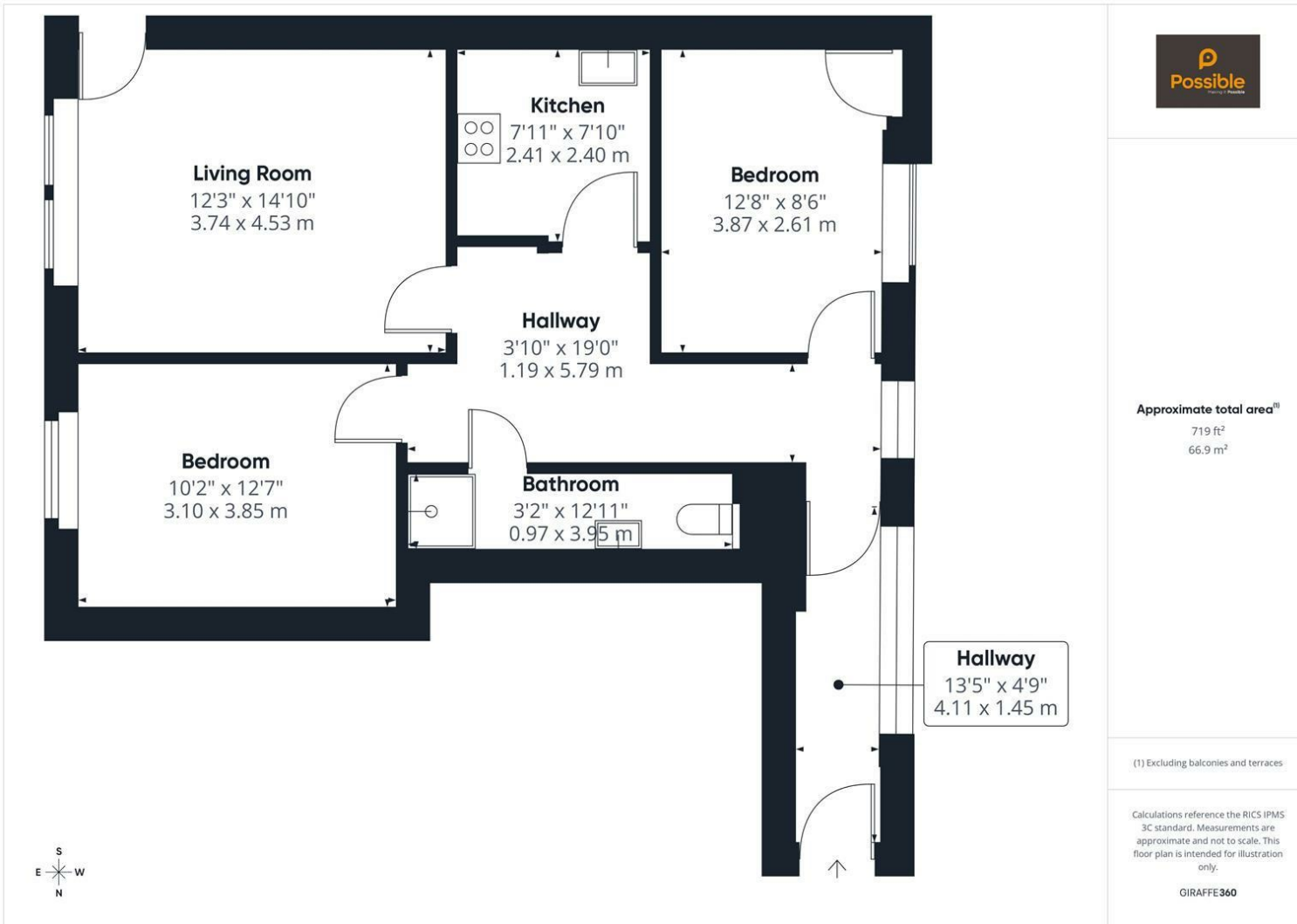




## Location

Scott Street enjoys a highly convenient position within Perth city centre, providing immediate access to a wide range of amenities and services. Shops, supermarkets, cafés, restaurants, and leisure facilities are all within walking distance, making day-to-day living exceptionally convenient. Perth bus and rail stations are nearby, offering excellent public transport connections to surrounding towns and cities. The location also benefits from easy access to major road links including the A9, ideal for commuting to Dundee, Edinburgh, Stirling, and Inverness. Nearby parks, riverside walks, and cultural attractions enhance the appeal of the area, making it a desirable and well-connected place to live.





## 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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