



1B Unity Terrace, Perth, PH1 2BW

Offers over £67,000

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A bright and spacious ground floor flat in a prime residential area close to the city centre. Features of the property include gas central heating, double glazing and a spacious lounge with lovely bay window. The property requires a degree of upgrading/modernisation although would make an ideal first time buy or buy to let investment as viewing is sure to confirm.

Unity Terrace is situated just off of Crieff Road and is well located for easy access to the City Centre and is well served by the local bus service. There are local shops within a short walk. Perth Royal Infirmary and Perth College are both within walking distance. The M90 motorway network is easily accessible at the Broxden interchange which links the area to all central belt locations. Perth is an excellent place to live with its many fine restaurants, cafes and concert hall.



DESCRIPTION

The lounge is situated to the front of the property and has a lovely bay window. There is a tiled fireplace with gas fire and shelved recess to the side. The kitchen has recently been installed and is fitted with a range of wall and base units with contrasting work surfaces. Stainless steel sink unit below rear facing double glazed window. Space for washing machine, fridge freezer and cooker. Spacious storage cupboard.



Bedroom 1 is situated to the rear of the property and is a good sized double. Rear facing double glazed window and shelved recess. Bedroom 2 is to the front of the property and has a double glazed window overlooking the front garden. There is a built-in wardrobe with extra storage above. The bathroom is partly tiled and fitted with a WC, wash hand basin and bath with electric shower over. Extractor fan.

EXTERNAL

To the front there is a gravel garden area that belongs to this property. To the rear there is a shared drying area laid to lawn. There is an external store located in the communal hallway and the boiler for this property is located in there.

MEASUREMENTS

Hall - 10'6 x 3'7 (3.20m x 1.09m)
Lounge - 15'0 x 11'5 (4.57m x 3.48m) (into the bay)
Kitchen - 13'0 x 5'6 (3.96m x 1.68m) (max measurements)
Bedroom 1 - 12'7 x 11'3 (3.84m x 3.43m) (max measurements)
Bedroom 2 - 11'9 x 7'1 (3.58m x 2.16m) (max measurements)
Bathroom - 5'9 x 5'8 (1.75m x 1.73m)

ITEMS INCLUDED

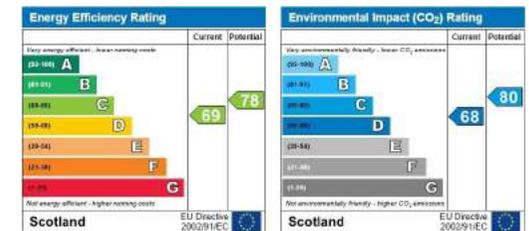
All floor coverings, blinds and light fittings where fitted.

VIEWING

Full details of this property can be viewed on our website: www.kippencampbell.com and at www.pspc.co.uk. To arrange to view please contact Kippen Campbell Property Services, 62 South Street, Perth on 01738 638283. Viewing can also be arranged via Perthshire Solicitor Property Centre when this office is closed. Monday - Friday 5.30pm - 9pm, Saturday 9am to 4pm and Sunday 10am to 4pm on 01738 635301 (Monday - Friday evenings and Sunday is a Telephone Service only).

NOTES

Any electrical appliances including any central heating systems are not warranted by the agents. Purchasers should satisfy themselves as to their condition. The measurements have been taken by an ultrasonic distance measurer and are therefore approximate.



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