



22C St John Street, Perth, PH1 5SP

Offers Over £155,000

We are pleased to bring to the market this immaculately presented and notably spacious three bedroom Grade 2 Listed apartment. The property benefits from gas central heating and double glazed sash & case windows with working shutters. There are many attractive traditional features and viewing is highly recommended to fully appreciate what the property has to offer.

St John Street is ideally located in the heart of the city centre and close to all its excellent amenities. Both the bus and rail stations are a few minutes away and the main motorway network is easily accessed from nearby Edinburgh Road allowing commuting to Edinburgh, Glasgow and throughout the Central Belt. The property is near both the North and South Inch Parks, a great place to enjoy the summer weather.



DESCRIPTION

Access is by a secure entry door on St John Street and the property is located on the second floor. The spacious hall gives access to all the accommodation. The lounge is a bright and spacious room with two large front facing windows with seats below and feature fireplace.

The dining kitchen is fitted with a range of wall and base units with complementary work surfaces and splash back tiling. Stainless steel sink unit below rear facing window. Integrated gas hob with chimneyhood above and electric oven. Free standing fridge and freezer. Space for washing machine and dishwasher. Ample space for table and chairs.

There are three good sized bedrooms with built-in wardrobes with mirror sliding doors. Bedroom 3 has fitted shelves and could also be utilised as a home office. The bathroom is fitted with a WC, wash hand basin and bath with shower over and stainless steel 'ladder' style radiator.

MEASUREMENTS

Lounge - 17'11 x 14'5 (5.46m x 4.39m)

Dining Kitchen - 12'8 x 9'11 (3.86m x 3.02m) (max measurements)

Bedroom 1 - 15'1 x 10'6 (4.60m x 3.20m)

Bedroom 2 - 14'5 x 9'5 (4.39m x 2.87m)

Bedroom 3 - 14'5 x 8'4 (4.39 x 2.54m) (max measurements)

Bathroom - 10'0 x 6'6 (3.05m x 1.98m)

ITEMS INCLUDED

All floor coverings and light fittings where fitted. Appliances as stated in the kitchen.

VIEWING

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 (This is a telephone service only).

NOTES

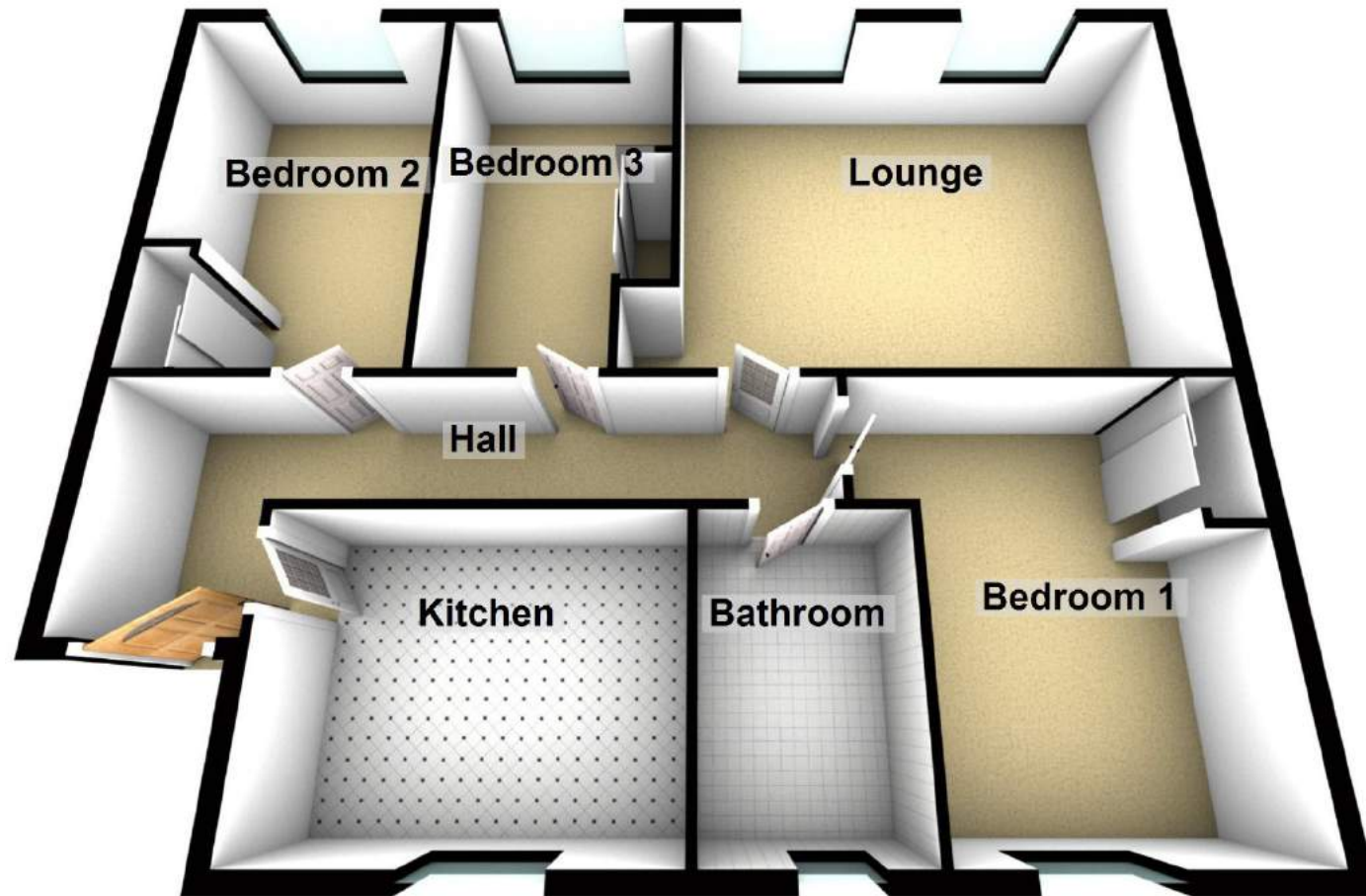
Any electrical appliances including any central heating systems are not warranted by the agents. Purchasers should satisfy themselves as to their condition. The measurements have been taken by an ultrasonic distance measurer and are therefore approximate.







Second Floor



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