

**Flat 5, 42A Princes
Street,
Perth, PH2 8LJ**

**JAMESON
+ MACKAY**
SOLICITORS AND ESTATE AGENTS



- + *Top Floor Flat*
- + *Popular City Centre Location*
- + *Perfect 1st Time Buy or Investment*
- + *Offers Over £67,500*



1
Public Rooms



1
Bedrooms



1
Bathrooms

T: 01738 630 350

Accommodation

Located in the heart of the city with easy access to public transport links and the motorway network, & with all amenities on the doorstep, this surprisingly spacious, very attractive 1 bedroom apartment is ready to move into.

On the second floor and with a lovely open outlook over the historical Greyfriars Burial Ground to Kinnoull Hill, the flat is bathed in sunlight through most of the day. Perfect for a first time buyer or investment, early viewing is recommend as it is sure to be popular.

With double glazing and electric heating, the flat boasts a spacious entrance hall with large store / airing cupboard. A very well proportioned living room benefitting from the view, as is the large double bedroom which provides more storage in a large fitted wardrobe.

The kitchen, with stone effect vinyl floor and light wood effect wall and base units, is an attractive workspace with tiled splashback, 1½ bowl stainless steel sink, ceramic hob, oven

and extractor (white goods subject to negotiation).

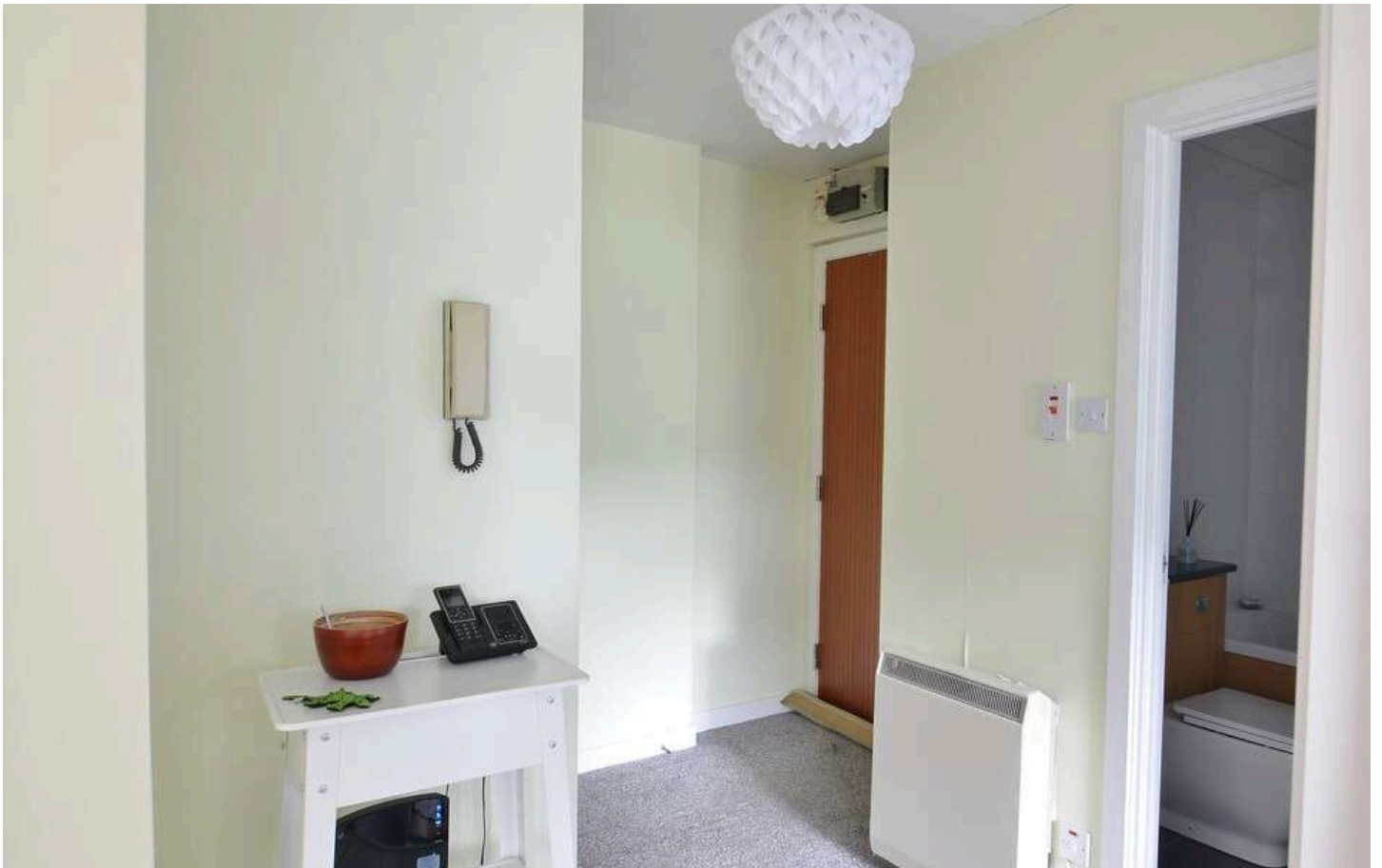
Completing the ensemble is a contemporary bathroom with white bath and combination basin and toilet suite; electric shower over the bath and glass fold back shower screen. Tiled floor to ceiling and with laminate flooring, this is an attractive, practical space.

EPC: D

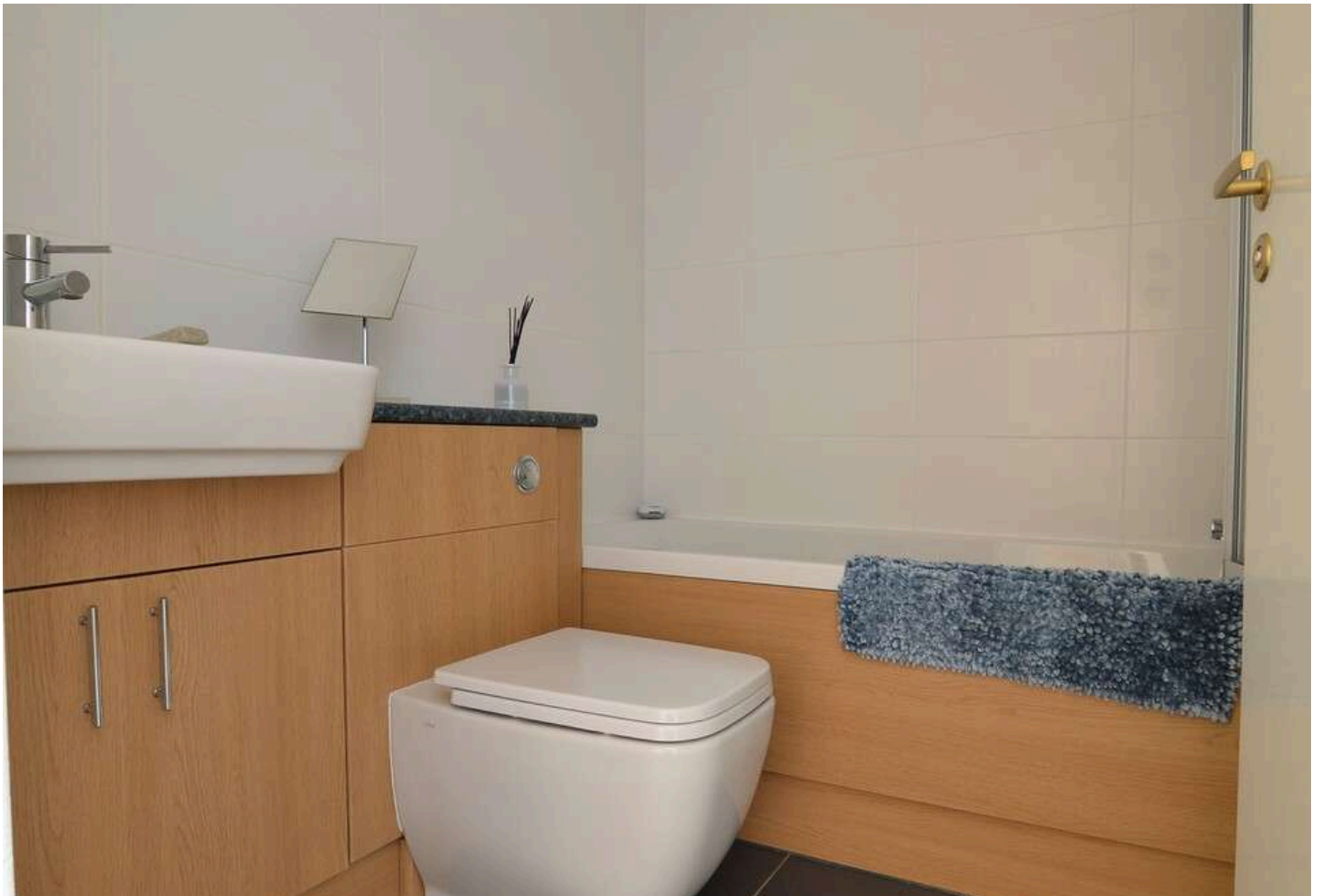
Council Tax Band: B

Perth is a vibrant University city with excellent road and rail connections to Stirling and the Central Belt and, for outdoor enthusiasts, is the gateway to the Highlands. This property is ideally located to enjoy the park, walks along the banks of the River Tay and the town centre's shops, restaurants, markets and theatres, all of which are in its locality.













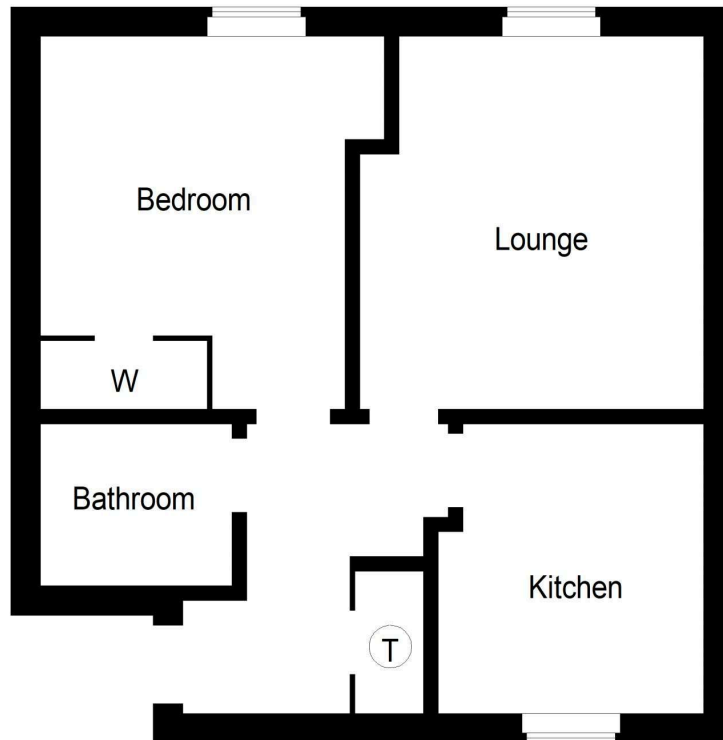
to view:

T: 01738 630 350

E: property@jamesonmackay.co.uk

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LIVING ROOM
3.8m x 3.5m

KITCHEN
3.0m x 2.7m

BEDROOM
3.8m x 3.1m

BATHROOM
2.0m x 1.7m

YOUR PROPERTY SPECIALISTS

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