



14 Friar Street, Perth, PH2 0ED

Offers over £139,000

Kippen  Campbell LLP  
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We are pleased to bring to the market this two bedroom ground floor flat in the popular Craigie area of Perth. The property has been well maintained throughout and offers generous accommodation. The windows are predominantly double glazed and there is electric heating. Viewing is highly recommended.

Located within close proximity to Craigie Cross, the property is ideally situated for easy access to the City Centre, bus and train stations. There is a variety of shops and take-aways a short walk away and Tesco Superstore is only a short drive away. The main M90 motorway network is only a few minutes away and this links the area with all the central belt locations.



## DESCRIPTION

An exterior door to the side of the property leads into a vestibule and a half glazed door gives direct access to the welcoming hall. Just off the vestibule there is a small WC partly tiled.

The generous lounge has large double glazed windows to the front giving a good degree of natural light and is complemented by a traditional fireplace with gas fire giving a warm focal point for the room. Shelved storage cupboard to the side of the fireplace and below the window.



Facing the rear of the property, the dining kitchen is fitted with a range of wall and base units with contrasting work surfaces and splash back tiling. 1½ stainless steel unit, free standing gas cooker and washing machine. Two double glazed windows. Tiled fireplace with gas fire and shelved storage cupboard. Ample space for table and chairs.

Bedroom 1 is a good sized double bedroom with front facing double glazed window. The built-in wardrobe provides adequate storage. Bedroom 2 is a similar sized room with rear facing window.

The shower room is fully tiled and fitted with a wash hand basin and shower cubicle and would benefit from modernisation.

## EXTERNAL

To the front of the property there is a monoblock driveway providing off-street parking for up to 2 vehicles. There is a path to the side of the property that leads to the rear garden and the garden belonging to this property is the furthest away plot. The garden is fully enclosed by boundary walls and fencing. Laid with an area of lawn with a patio to the side. There is a garden shed and outhouse and a further outhouse attached to the side of the property.

## MEASUREMENTS

Vestibule - 7'8 x 4'9 (2.34m x 1.45m)  
Hall - 18'9 x 3'9 (5.72m x 1.14m)  
Lounge - 13'1 x 12'10 (3.99m x 3.91m)  
Dining Kitchen - 13'9 x 12'2 (4.19m x 3.71m)  
Bedroom 1 - 12'11 x 10'1 (3.94m x 3.07m)  
Bedroom 2 - 11'5 x 9'5 (3.48m x 2.87m)  
Shower Room - 5'5 x 4'6 (1.65m x 1.37m)  
WC - 3'8 x 2'10 (1.12m x 0.86m)

## ITEMS INCLUDED

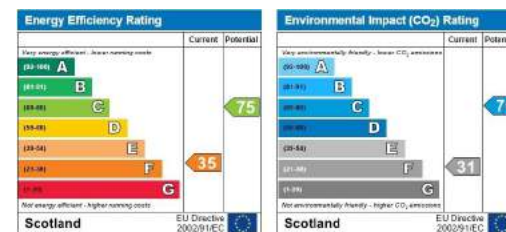
All floor coverings, blinds and light fittings where fitted. Appliances as stated in the kitchen.

## VIEWING

Full details of this property can be viewed on our website: [www.kippencampbell.com](http://www.kippencampbell.com) and at [www.ppsc.co.uk](http://www.ppsc.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.

## 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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62 South Street, Perth, PH2 8PD  
T: 01738 638283  
F:  
[claire@kippencampbell.co.uk](mailto:claire@kippencampbell.co.uk)  
[www.kippencampbell.co.uk](http://www.kippencampbell.co.uk)

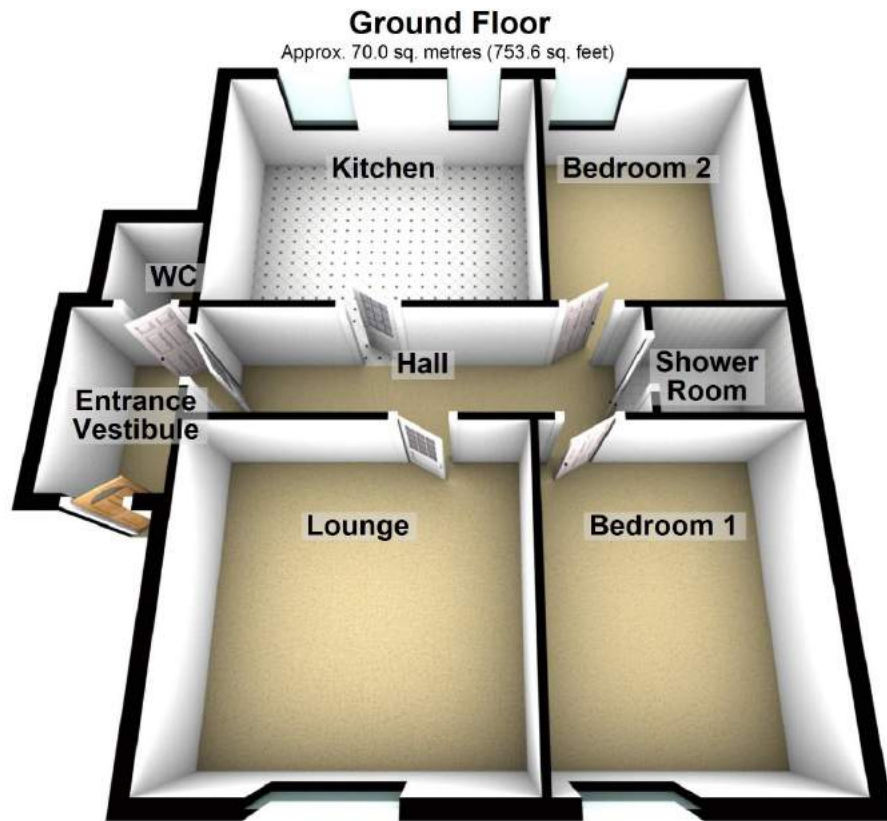
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Total area: approx. 70.0 sq. metres (753.6 sq. feet)

