



7 Milne Court, Perth, PH1 5QF

Offers over £85,000

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Estate Agents

We are pleased to bring to the market this two bedroom first floor flat located in the outskirts of the city centre. The spacious property has been well maintained throughout and will appeal to a range of buyers. All windows are double glazed and benefits from a mutual hot air heating system. There is a lift to all floors and private residents parking. Ideal purchase for the mature buyer or buy to let investor.

Milne Court is just out with the main city centre and is an ideal location for those who enjoy city living with the many restaurants and excellent shopping facilities nearby. The rail and bus station are both a few minutes walk away and the North and South Inch Parks are in close proximity.



DESCRIPTION

Access is via a secure entry system on the ground floor and there are lifts to all floors. The communal areas are well maintained. No 7 is on the first floor and a glazed door gives access to the hall. The welcoming hall gives access to all the accommodation and there are 3 good sized storage cupboards and 1 large walk-in cupboard with power and light.

The generous lounge is located at the end of the hall with a large window and patio door to the front and a side facing double glazed window allowing for a lot of natural light. The patio door opens to a lovely balcony. The kitchen is just off the lounge and is fitted with a good range of floor and wall units with contrasting work surfaces and splash back tiling. Side facing double glazed window. Stainless steel sink unit. Space for free standing electric cooker and fridge. Ample space for a small table and chairs.



Both bedrooms are good sized double rooms with front facing double glazed windows. Built-in wardrobes with sliding doors. The shower room is fitted with a WC, wash hand basin and walk-in shower with electric shower and curtain.

EXTERNAL

There is allocated parking for the residents of Milne Court to the side of the building and is secured by a padlocked chain.

MEASUREMENTS

Hall - 19'5 x 3'10 (5.92m x 1.17m)

Lounge - 14'9 x 13'8 (4.50m x 4.17m)

Kitchen - 11'9 x 8'6 (3.58m x 2.59m)

Bedroom 1 - 14'6 x 9'6 (4.42m x 2.90m)

Bedroom 2 - 14'6 x 9'6 (4.42m x 2.90m)

Shower Room - 6'11 x 6'3 (2.11m x 1.91m) (max measurements)

ITEMS INCLUDED

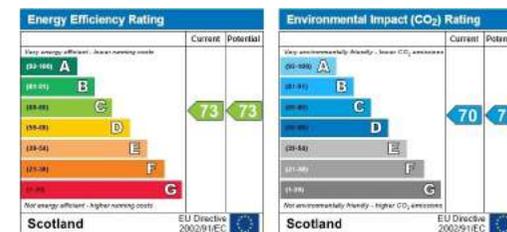
All floor coverings, blinds and light fittings where fitted.

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.

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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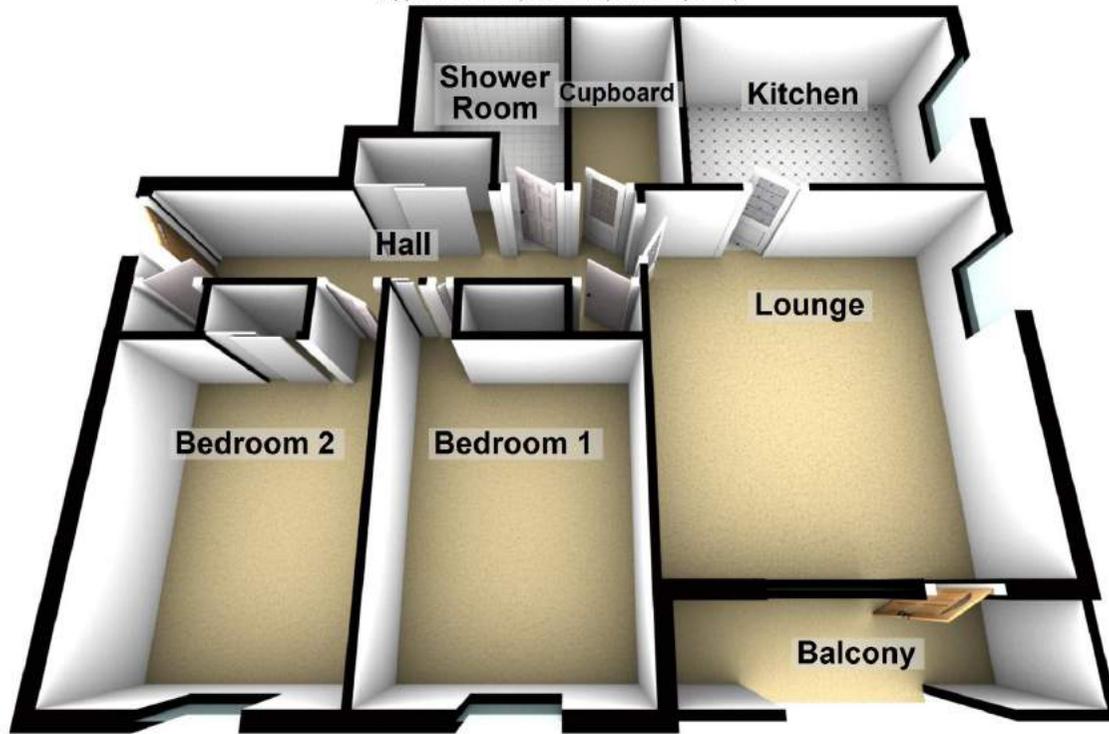
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Perthshire Solicitors
Property Centre

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First Floor

Approx. 71.3 sq. metres (767.8 sq. feet)



Total area: approx. 71.3 sq. metres (767.8 sq. feet)

