

Thorntons 
The right way to move



40 Vasart Court, Perth, PH1 5QZ

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40 Vasart Court

Set on the first floor of a modern development in Perth, this generous corner flat boasts bright and spacious accommodation including two double bedrooms, a spacious reception room, a dining kitchen, and two bathrooms. Externally, the development is accompanied by allocated, undercover parking.

A secure shared stairwell (or a lift) takes you to the first floor, where the flat's front door opens into a welcoming entrance hall with built-in storage, with neutral décor and a high-quality solid wood floor (a feature continued throughout the majority of the property) giving the first glimpse of the tasteful interiors to follow.

Leading off the hall and situated to the front of the flat is a living and dining room. Identically-styled to the hall with the same décor and flooring, the reception room is filled with natural light owing to generous, south-facing, near full-height glazing, with a French window ornamented by a Juliet balcony. Flexible floorspace allows for a choice of lounge and dining furniture layouts. Next door, an equally sunny kitchen accommodates space for a further seated dining area and is well-appointed with a range of modern, wood-styled cabinetry, framed by ample workspace and splashback tiling, and integrated with an oven, a gas hob, an extractor hood, a fridge/freezer, and a dishwasher. An undercounter washing machine is also included.

The appealing flat houses two well-proportioned double bedrooms, both neutrally decorated, fitted with the same flooring that flows throughout the preceding accommodation, and featuring mirrored built-in wardrobes. The master bedroom has the added benefit of an en-suite shower room.

Finally, a bathroom completes the accommodation on offer and comprises a bath with an overhead shower, and a WC-suite set into storage with a large, wall-mounted mirror. The flat is kept warm by a gas central heating system and benefits from double-glazed windows throughout. Externally, the development offers its residents allocated, undercover parking.

Extras: All window coverings, light fittings, integrated kitchen appliances, washing machine, and all furniture to be included in the sale.

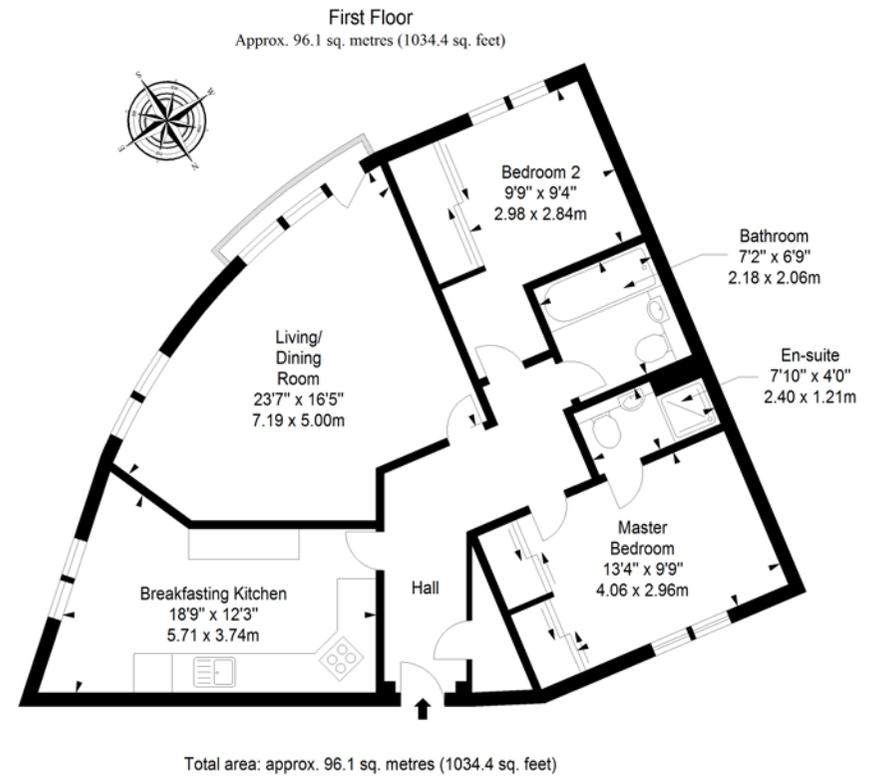




Features

- Generous first-floor flat
- Secure shared stairwell and lift
- Entrance hall with storage
- South-facing living/dining room
- Modern dining kitchen
- Two double bedrooms
- One en-suite shower room
- Separate family bathroom
- Allocated, undercover parking
- GCH and DG
- EPC Rating - B





Perth

Positioned on the banks of the River Tay and surrounded by spectacular countryside, Perth is a vibrant hub in central Scotland and is known as the 'Gateway to the Highlands'. The historic county town and former Royal Burgh has long been the commercial and cultural centre of Perthshire, however it was finally granted city status on 6 July 2016 as part of the Queen's Diamond Jubilee celebrations. Perth attracts tourists all year round, with no shortage of activities to suit every taste: exploring ancient castles and palaces, conquering the surrounding hills and mountains, or sampling first-class food and drink at local restaurants, pubs and distilleries. World-famous Scone Palace – the crowning place of Scotland's kings – is on the outskirts of the city. Perth is served by a number of primary and secondary schools, and there are also several independent schools in and around the city. Perth provides excellent road and rail links for travel across central Scotland and into the Highlands. The M90 allows convenient travel southwards and connections for Edinburgh and Glasgow, while Perth station offers frequent services to all major cities in Scotland, as well as a Caledonia Sleeper service to London.