



20A South Street, Perth, PH2 8PG

Offers over £86,000

Kippen  **Campbell** LLP
Estate Agents Your legal and property shield.

We are pleased to bring to the market this two bedroom second floor flat in the city centre of Perth. Warmth is provided by electric heating and all the windows are double glazed. The freshly decorated property benefits from spacious accommodation throughout and would be an ideal first-time buy or buy to let investment.

The location is ideal 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.

EPC - D



DESCRIPTION

The welcoming hall gives access to all the rooms and has two good sized storage cupboards. The generously proportioned lounge has three front facing double glazed windows that allow a good degree of natural light.

The dining kitchen is fitted with a good range of wall and base units with complementary work surfaces and splash back tiling. There is a free standing electric cooker, washing machine and fridge freezer. Rear facing double glazed window. Ample space for table and chairs.

Bedroom 1 is a spacious double bedroom with rear facing double glazed window. Built-in wardrobe. Bedroom 2 is a good sized double bedroom with front facing double glazed window and built-in wardrobe.

The bathroom is fitted with a WC, wash hand basin and bath with shower over and extractor fan.

MEASUREMENTS

Lounge - 17'6 x 9'7 (5.33m x 2.92m)
Kitchen Area - 11'4 x 4'7 (3.45m x 1.40m)
Dining Area - 8'7 x 7'11 (2.62m x 2.41m)
Bedroom 1 - 11'4 x 10'1 (3.45m x 3.07m)
Bedroom 2 - 12'8 x 8'7 (3.86m x 2.62m)
Bathroom - 7'6 x 4'10 (2.29m x 1.47m)

ITEMS INCLUDED

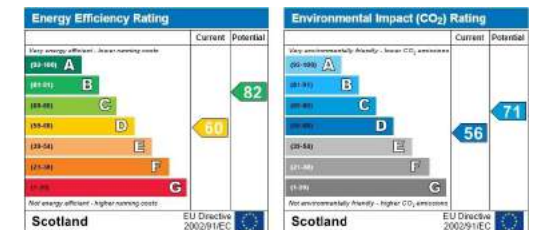
All floor coverings, light fittings and blinds where fitted. Appliances as stated in the kitchen.

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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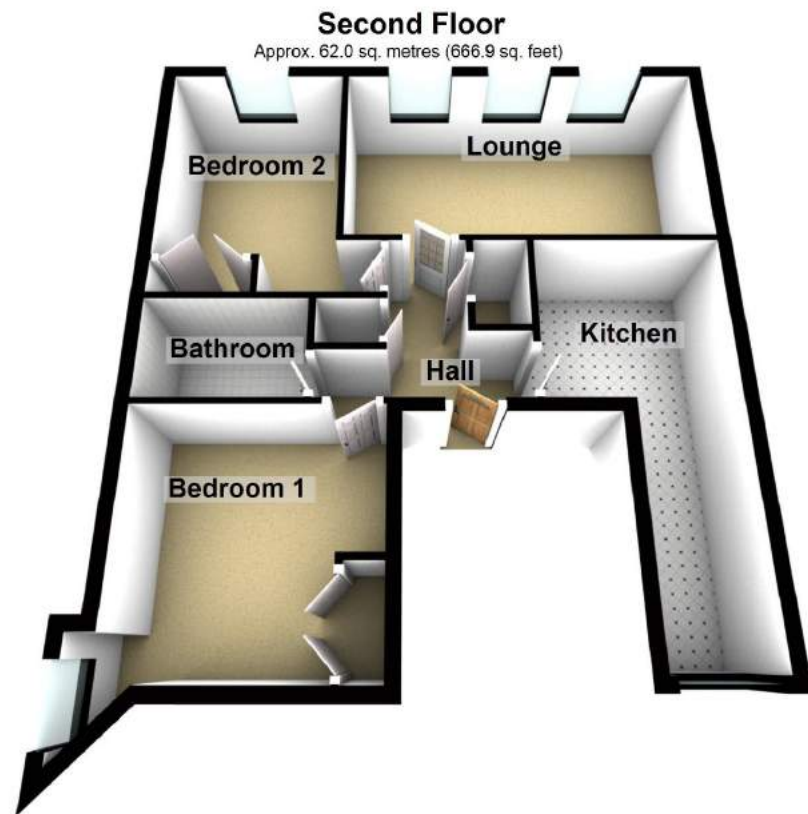
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Total area: approx. 62.0 sq. metres (666.9 sq. feet)

