



lindsays

9C Atholl Street,
Perth, PH1 5NH

"Characterful and well-presented one bedroom, first floor flat is situated just a short walk from the North Inch parklands"

- Lounge
- Kitchen
- Bedroom
- Bathroom
- Part Double Glazing
- Gas Central Heating
- City Centre Location
- Shared Garden
- Basement Storage

EPC Rating C

OFFERS OVER £115,000



Description

Presented in good condition, this characterful and well-presented one bedroom, first floor flat is situated just a short walk from the North Inch parklands and Perth City Centre. Formerly part of a Victorian town house, the flat has retained many of its original features including sandstone floors, ceiling rose, shutters and cornicing.

The flat is accessed via a communal stairwell and benefits from secure door entry. Accommodation comprises a hallway with large storage cupboard; spacious reception room with open fire, shelved press and plenty of room for living and dining furniture; kitchen with space to dine; bathroom comprising, WC, bidet, wash hand basin and bath with shower over and a good sized double bedroom.

There is some very handy additional storage in the form of a communal basement with a private secure cupboard. There is also a well maintained area of mutual garden ground to the rear.

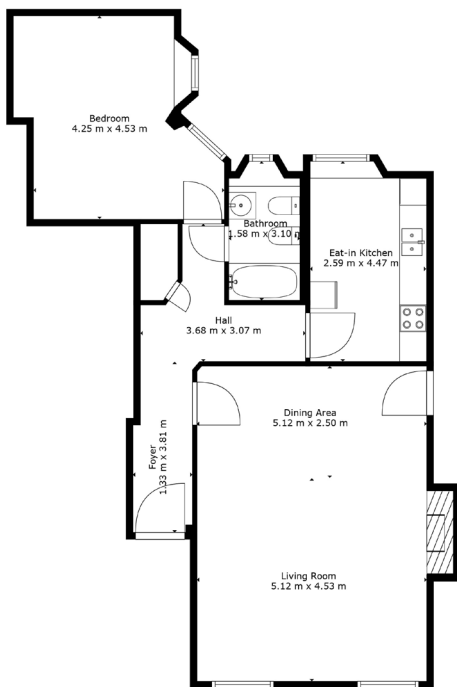
This charming property is likely to appeal to first time buyers or buy to let investors and viewing is highly recommended.

Area

Perth is a lively city and offers a wealth of everyday amenities including shops, supermarkets, eateries and independent retailers, along with a wide range of recreational, cultural and educational facilities. There is a mainline railway station, bus station and Convenient road links are accessible via the nearby M90.

Viewing

By appointment through Lindsays on 01738 630222 or perthproperty@lindsays.co.uk



TOTAL: 85 m²
FLOOR 1: 85 m²
EXCLUDED AREAS: FIREPLACE: 1 m²
Illustration Purposes Only.



T: 01738 630222 E: perthproperty@lindsays.co.uk W: property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.