






59 Priory Place
Perth, PH2 0EA



Attractive and well-presented 2 bedroom ground floor flat located in the desirable Craigie area of Perth.

 2 Bed  1 Bath  1 Reception

Offered in good condition, this attractive and well-presented 2 bedroom ground floor flat benefits from double glazing, gas central heating and a private garden. Located in the desirable Craigie area of Perth, the property is positioned well within walking distance of the many amenities within Perth, as well as the bus and railway stations.

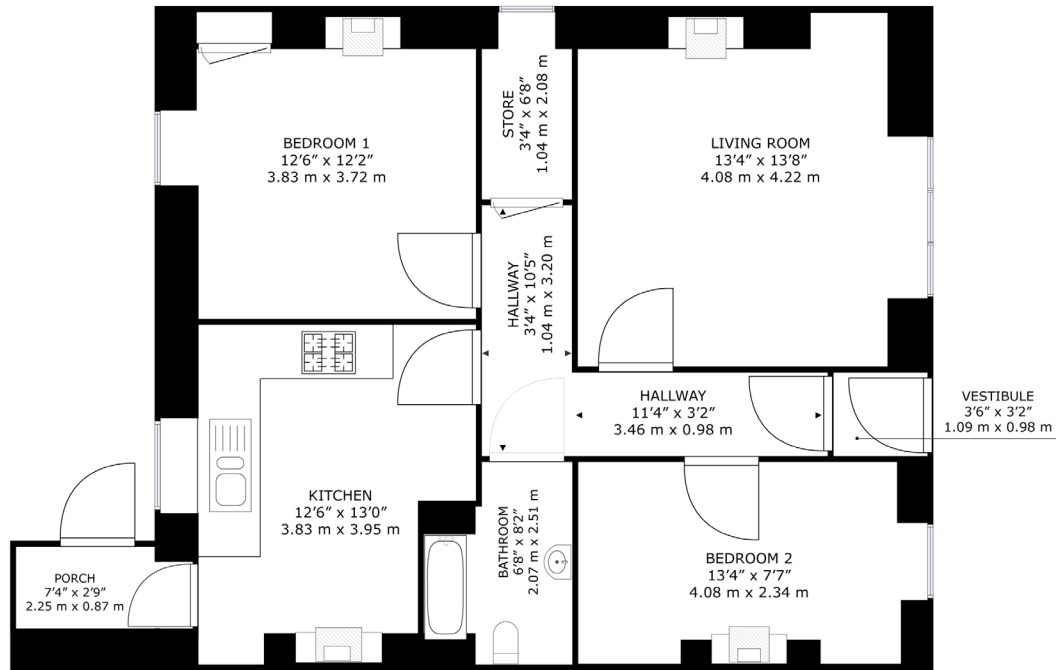
With exclusive main door access, the accommodation comprises a vestibule leading into a hallway with large walk in storage cupboard; front facing lounge with open fire; good sized kitchen fitted with white gloss units and integrated gas hob, oven and extractor, space to dine and feature fireplace; rear porch; 2 bedrooms and a bathroom comprising WC wash hand basin and bath with shower over. Externally parking is available on street, there is an area of private garden to the front and to the rear as well as shared outdoor space and both private and shared garden storage.

This lovely flat would make an ideal first time buy or buy to let investment, and viewing is essential to appreciate the location and accommodation on offer here.

Features

- Lounge
- Kitchen
- 2 Bedrooms
- Bathroom
- Double Glazing
- Gas Central Heating
- Main Door Access
- Private Garden
- EPC Rating D

Offers Over £165,000



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GROSS INTERNAL AREA
TOTAL: 772 sq.ft, 71.7 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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. The mainline railway station is within walking distance from the property and offers regular services to Edinburgh, Inverness, Stirling and beyond. Convenient road links are accessible via the nearby M90.

FOR VIEWING:

By appointment only

Contact Lindsay's on:

☎ 01738 630222

✉ perthproperty@lindsays.co.uk

🌐 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.