






16 Queens Court,
Perth PH2 0ES



Exceptionally spacious 2 bedroom second floor apartment located in a peaceful and convenient location

 2 Bed  1 Bath  1 Reception

This exceptionally spacious 2 bedroom second floor apartment enjoys a peaceful and convenient location within the highly desirable Craigie area of Perth. Presented in move-in condition with double glazing and electric heating, the bright living space is also further enhanced by a wealth of storage space.

The property is entered into a hallway with a deep walk-in cupboard. The large dual aspect lounge with ample space for dining features sliding doors leading out onto the good-sized private balcony. Off the lounge is the kitchen, which is fitted with a comprehensive range of units, also included in the sale are a free-standing cooker, fridge, washing machine and dryer. There is a second balcony accessed from the kitchen. Both the bedrooms are doubles, one with fitted wardrobes and the other with a fantastic walk-in wardrobe. The recently upgraded shower room comprises a large walk in enclosure, vanity wash hand basin, WC, heated towel rail and under floor heating. Externally there are well-kept communal garden grounds to the rear, a private garage and additional residents parking.

Features

- Lounge/Dining Room
- Fitted Kitchen
- 2 Bedrooms with storage
- Shower Room
- Private Balcony to front and rear
- Communal Garden Grounds
- Private Garage & Residents Parking
- Sought after location
- EPC Rating D

Offers Over £150,000



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GROSS INTERNAL AREA
 TOTAL: 710 sq.ft, 66 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Craigie is a popular residential area of Perth, sought-after for its close proximity to the City Centre as well as other amenities including shops, restaurants, salons, Perth Leisure Pool and two reputable Primary Schools. For the commuter, Perth Bus and Train Stations are within walking distance for quick links into Dundee, Edinburgh, Glasgow and beyond.

FOR VIEWING:

By appointment only

Contact Lindsays 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. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.