

ELLIOTS



2D Bridge Lane, Perth, PH1 5JJ
Offers Over £60,000

We are delighted to bring to the market this 2 bedroom masionette top floor flat in the city centre of Perth. The property is in need of refurbishment and benefits from Gas Central Heating. Early viewing is highly recommended.

Living Room

Spacious room with 2 windows providing an abundance of natural light into the room. Wooden floor and a radiator. Staircase leading ot the upper floor. The Gas meter is located under the window.

Kitchen

The spacious kitchen has a window to the side of the property providing light. A selection of matching wall and base units with coordinated worktop between, stainless sink and drainer, Free standing electric cooker, extractor fan, washing machine and space for a fridge freezer. No guarantees will be given with any of the appliances. Breakfast bar. Vinyl flooring.

Bedroom 1 (upstairs)

Double room with windows to the front and side providing natural light. 2 large built in cupboards providing plenty of storage. Carpet and radiator.

Bedroom 2

Double room with a front facing window providing natural light. Carpet and radiator.

Bathroom (upstairs)

Rear facing window. Bath with electric shower over, sink and WC. Neutral décor, vinyl flooring and radiator.

These room sizes are all approximately correct and have been taken at the widest point in the rooms.

Living Room	Approx 4.43m x 4.22m	Bedroom 1	Approx 4.77m x 4.22m
Kitchen	Approx 3.78m x 2.55m	Bedroom 2	Approx 4.23m x 2.78m
Bathroom	Approx 2.40m x 2.26m		

Living Room



Kitchen



Bedroom 1



Bedroom 2 (need to get photo)



Bathroom



View form Kitchen Window



EPC Rating: D

Council Tax Band: B

**VIEWING: Contact Elliotts, 8 Charlotte Street, Perth. PH1 5LL
Telephone: 01738 638246**

Disclaimer: Whilst these particulars are believed to be correct and are given in good faith they are not warranted and any interested parties must satisfy themselves by inspection or otherwise as to the correctness of each of them. These particulars do not constitute an Offer or Contract or part thereof and all dimensions are approximate only.

Free “No Obligation” Market Appraisal if you are thinking of selling we would be delighted to visit your property for a no obligation market appraisal, to give you an indication of what your property could sell for in today’s market.

Elliots - The Estate Agency Service of Elliot & Company WS, Solicitors, Perth