

ELLIOTS



56 Monart Road, Perth, PH1 5UQ

Offers Over £159,000

We are delighted to bring to the market this 2 bedroom first floor apartment. The property is ideally located just a short distance from Perth city centre providing easy access to all the local amenities and entertainment and within walking distance of Perth's main transport links making commuting easy. The property benefits from Gas Central Heating and Double Glazing. Externally, the property enjoys well-maintained communal garden grounds, predominantly laid to lawn, providing a pleasant outdoor setting. There is also an allocated parking space associated with the property, in addition to visitor parking. Early viewing is highly recommended.

Hall

Spacious hall providing access to all accommodation. Large double storage cupboard (electric meter and switch box housed here). Entry phone buzzer. Neutral décor, carpet and radiator.

Living Room / Dining Room

Spacious room with 2 large windows facing the side and rear of the property providing an abundance of natural light into the room. Neutral décor and 3 radiators.

Kitchen

The kitchen is accessed via the Living Room/Dining Room with a window facing to the front of the property. Matching wall and base units with coordinated worktop and splash back in between. Stainless steel sink and drainer, built in electric oven and gas hob with extractor fan over. Built in washing machine. Baxi boiler and gas meter are housed within a cupboard. Free standing fridge freezer. Neutral decor and lino floor covering.

Bedroom 1

Double room with a rear facing window. 2 large built in cupboards providing plenty of storage. Neutral décor, carpet and radiator. Door to en suite

En Suite

Walk in shower cubicle, sink and WC. Neutral tiling and décor. Lino floor covering. 2 glass cabinets providing storage. Radiator.

Bedroom 2

Double room with a front facing window. 2 large built in cupboards providing plenty of storage. Neutral décor, carpet and radiator.

Bathroom

Spacious bathroom with a front facing window. Bath with shower over, sink and WC. 2 glass storage cabinets. Neutral décor, lino floor covering and radiator.

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

Living Room Approx 7.74m x 4.08m
Kitchen Approx 2.76m x 2.20m
Bathroom Approx 2.36m x 1.69m

Bedroom 1 Approx 3.49m x 3.04m
En Suite Approx 2.20m x 1.53m
Bedroom 2 Approx 2.91m x 2.69m

Living Room



Kitchen



Bathroom



En Suite



Bedroom 1



Bedroom 2



Close Stairwell

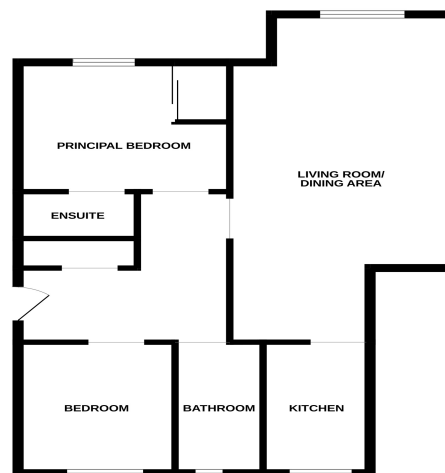


Gardens area to the rear of the property



Internal Floor Plan

FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, walls, rooms and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. These floor plans are for guidance purposes only and should be used as such. No warranty is given as to their accuracy or efficiency and no liability is accepted for any loss or damage caused by their use.



EPC Rating: B

Council Tax Band: D

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