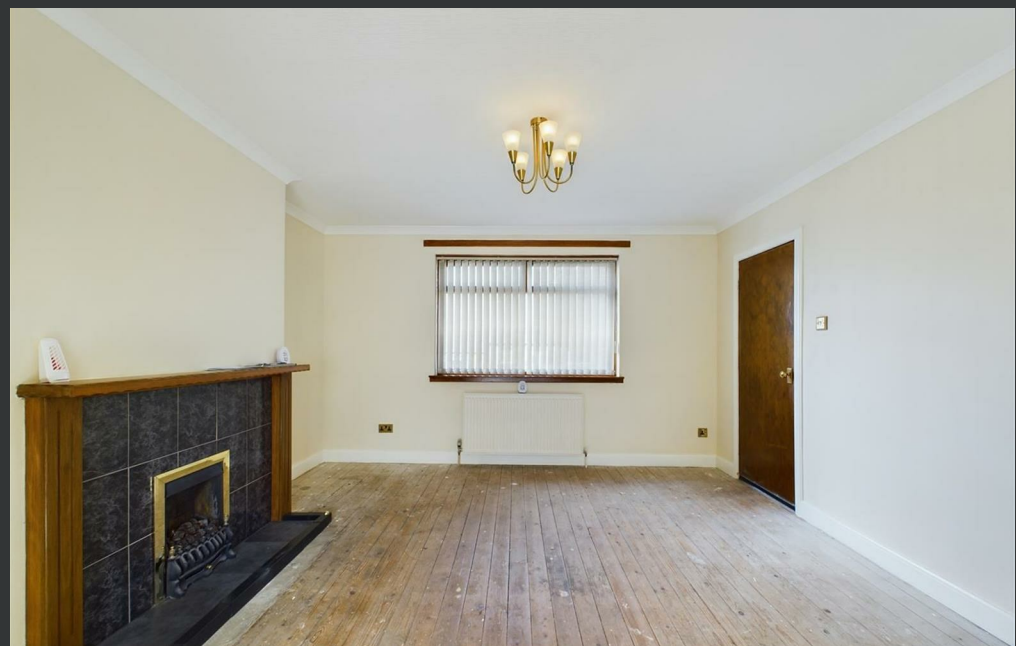




49 Castle View, Perth, PH1 2JJ
Offers over £139,995

 **2**  **1**  **1**  **D**



49 Castle View Perth, PH1 2JJ

- End-terrace villa
- Large lounge
- Gas central heating
- Off-street parking & garage
- Popular area
- 2 double bedrooms
- Dining area
- Double glazing
- South-facing garden
- Easy access to travel links

****Closing date set for Tuesday 28th November at 12.00****

This well-proportioned 2 bedroom end-terrace villa is located within the popular Letham area of Perth and offers bright and spacious accommodation throughout. Previously boasting 3 bedrooms on the first floor, the layout could be easily converted back with minimal work and cost. It also features good storage space, gas central heating, double glazing, off-street parking, a garage and that all important south-facing garden.

On the ground floor there is an entrance hallway, a generous lounge with separate dining area and kitchen. On the first floor there is a spacious shower room and two double bedrooms. To the front of the property there is a low maintenance area of garden and driveway leading to a garage. The garden to the rear is a great size and benefits from a sunny south-facing garden. It is also relatively low maintenance and features a monobloc patio, stone chips and planted borders.

Offers over £139,995





Location

The property is located within the popular Letham area of Perth and boasts easy access to Peth City Centre via regular bus routes as well as other travel links via the Broxden and Crieff Road roundabouts and is within easy reach to of local amenities, primary and secondary schools, Perth College, local supermarkets and Perth Royal Infirmary.







Ground floor



Floor 1



Approximate total area⁽¹⁾
854.30 ft²
79.37 m²

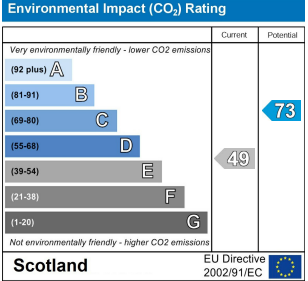
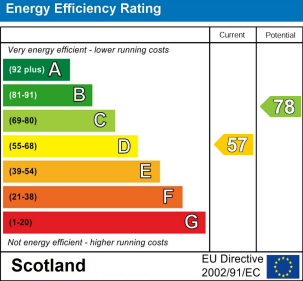
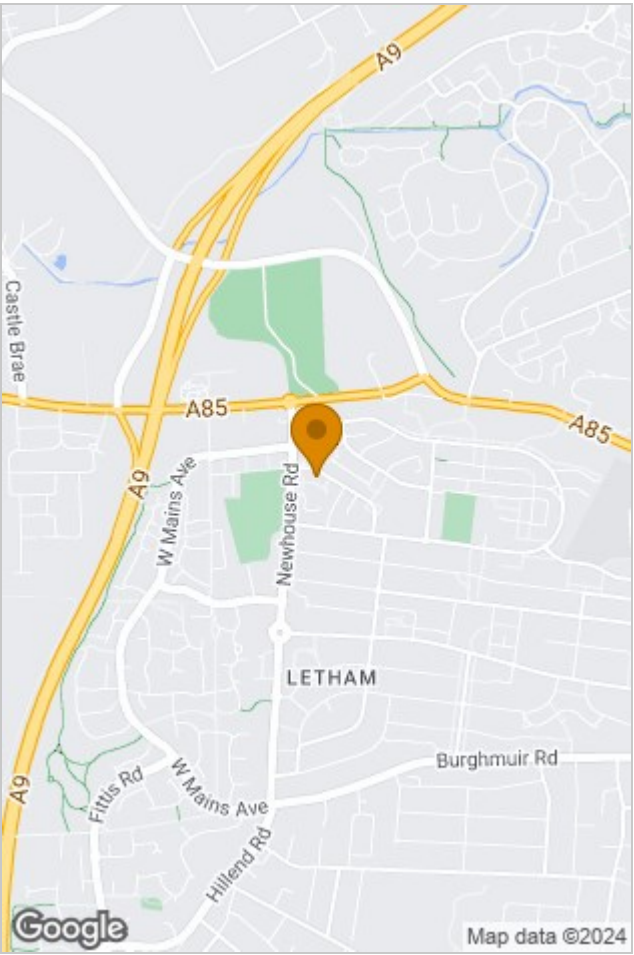
Reduced headroom
2.91 ft²
0.27 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Viewing

Please contact our Perth Office on 01738 260 035 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

