



2/1 2 Charlotte Place, Perth, PH1 5LS  
Offers over £95,000





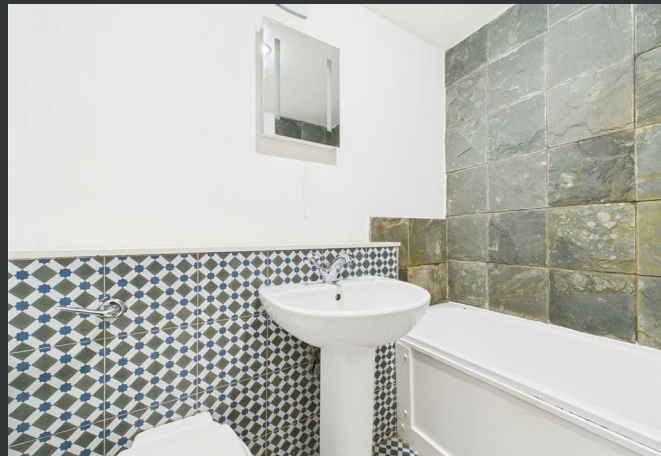
## 2/1 2 Charlotte Place Perth, PH1 5LS

- One-bedroom second-floor flat
- Peaceful location
- Fitted kitchen
- Gas central heating
- Central Perth location close to amenities
- Period building with secure entry
- Spacious living room
- Fresh white bathroom
- Ideal first home or buy-to-let
- Lovely high ceilings

Set within a striking period building in the heart of Perth, this charming one-bedroom second floor flat blends traditional character with modern comfort. The property enjoys a convenient position on the perimeter of the city centre giving ready access to all amenities and travel links.

Accessed via a secure entry and a well-maintained stairwell, the flat opens into a welcoming hallway that leads to a bright and generously proportioned living room featuring tall ceilings, neutral décor, and a large sash window letting in natural light. The separate kitchen is fitted with ample units, worktops, and integrated appliances, making excellent use of the space. The spacious double bedroom continues the bright and airy theme, with ample room for furnishings and a pleasant view. The bathroom is smartly appointed with a white suite, over-bath shower, and eye-catching tiling. The property is also heated by gas central heating. Ideal for first-time buyers, city professionals or buy-to-let investors, the property offers easy access to Perth's vibrant shops, restaurants, and cultural venues. Commuters are well served by excellent transport links including Perth Train Station and nearby road networks. A stylish and low-maintenance home in a highly desirable location.

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## Location

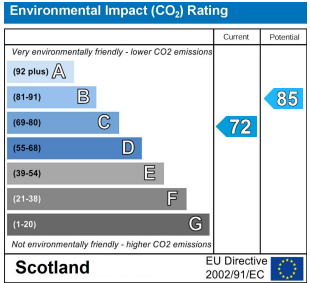
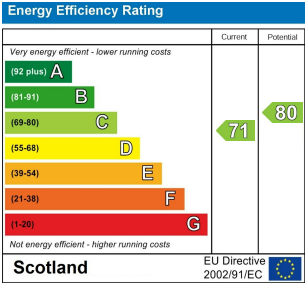
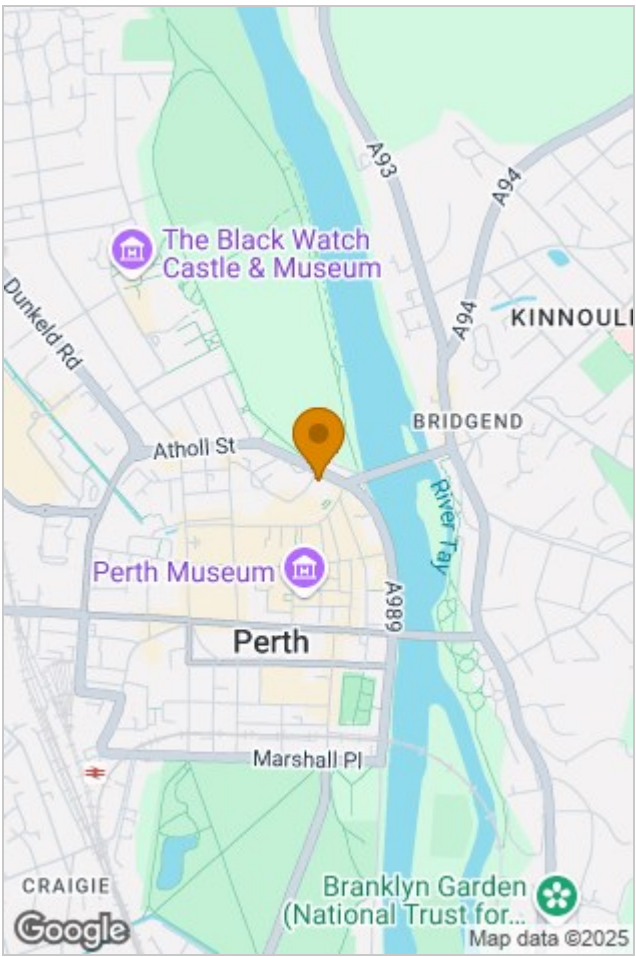
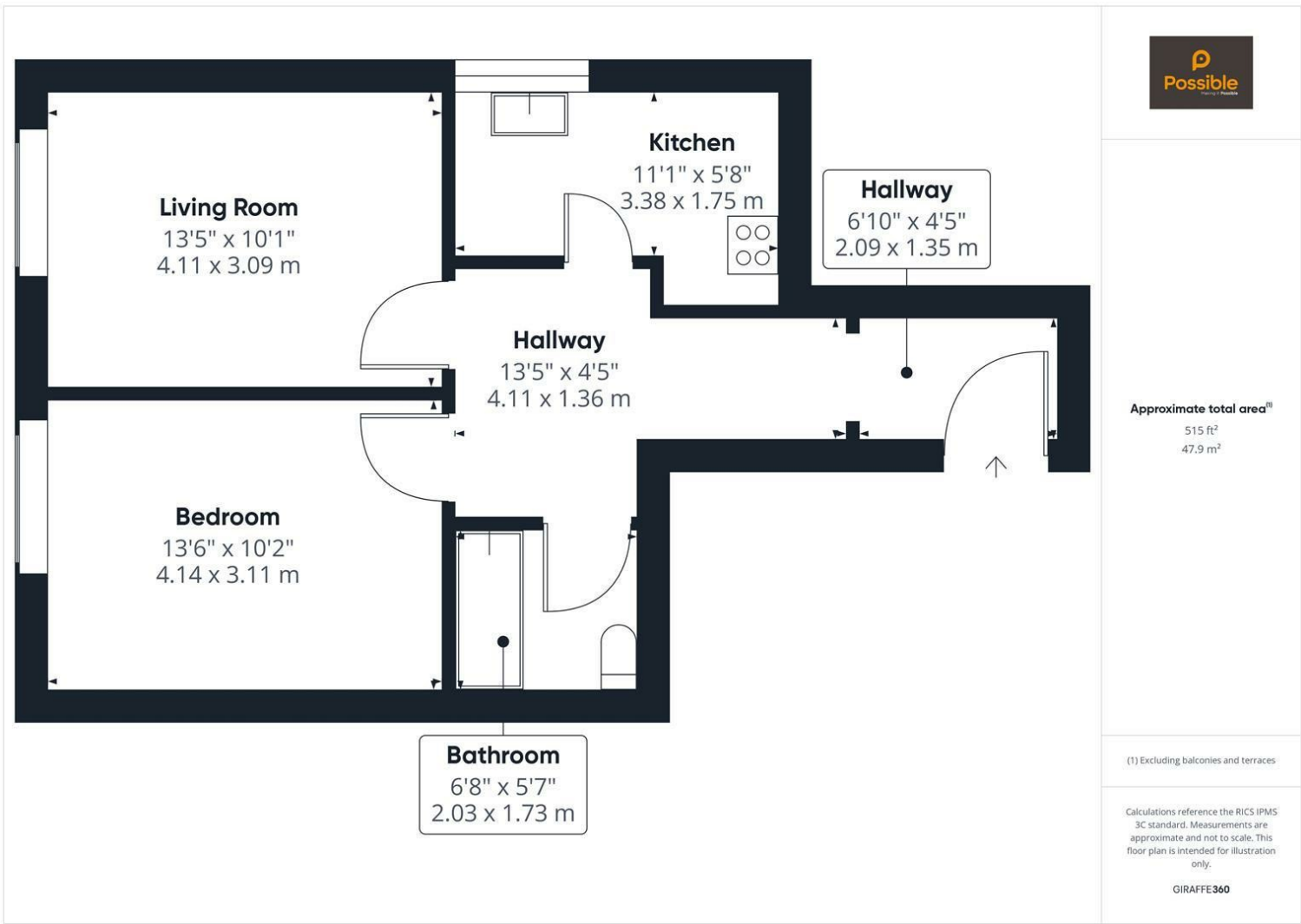
Charlotte Place sits in the heart of Perth's bustling city centre, offering immediate access to everything from boutique shops and major retailers to cosy cafés and award-winning restaurants. Just a short stroll away lies the River Tay, beautiful parkland, and the cultural quarter including Perth Concert Hall and Theatre. The area is extremely well connected, with Perth Train Station offering regular services to Dundee, Edinburgh, and Glasgow. For drivers, key road links such as the M90 and A9 are nearby, providing easy commuting options. Whether for lifestyle or convenience, Charlotte Place is a brilliant base for enjoying all that Perth has to offer.











# 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.