



56 Dundee Road, Perth, PH2 7BA
Offers over £140,000





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- Two double bedrooms
- Characterful interior
- Stylish, well-finished bathroom
- Large shared rear garden
- Easy access to Perth city centre
- Attractive views
- Fitted kitchen with space to dine
- Traditional period building
- Popular Dundee Road location
- Ideal first-time buy or investment property

Situated in a handsome period building on the conveniently positioned Dundee Road, this charming two-bedroom maisonette offers a stylish blend of character and comfort across two levels. Boasting some lovely views towards the City and beyond, this upper floor property enjoys a unique position with a semi-rural feel—yet it's just a stone's throw from the heart of Perth.

The lower level features a bright and well-appointed kitchen with space for dining, offering views that will make breakfast a daily treat. A cosy yet elegant living room is anchored by a wood-burning stove and boasts a characterful ambiance with its high ceilings and traditional detailing. Upstairs, you'll find two well-proportioned double bedrooms with large windows, allowing light to flood the space and giving a relaxed, airy feel. The bathroom is neatly finished with white tiling and fresh decor. Externally, the property benefits from its own area of garden plus a shared drying green offering plenty of space to relax, garden, or enjoy a barbecue. It also boasts its own private garage for parking or storage. The building itself presents well from the street with stone frontage and large windows. Ideal for first-time buyers, professionals, or investors, this property offers a fantastic balance of convenience, views, and character.

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Location

56 Dundee Road enjoys a prime location just east of Perth's city centre, offering peaceful riverside living while staying connected to urban amenities. Positioned on a key route into the city, the area benefits from excellent public transport links and quick access to the motorway network. The nearby Kinnoull Hill offers wonderful walking routes and green space, while Scone Palace and the North Inch parklands are a short distance away. Perth's array of restaurants, cafes, and cultural venues are within easy reach, making this a highly desirable spot for those looking to enjoy both nature and city life.







Ground floor



Floor 1



Approximate total area⁽¹⁾

644 ft²59.8 m²

Reduced headroom

32 ft² 3 m^2

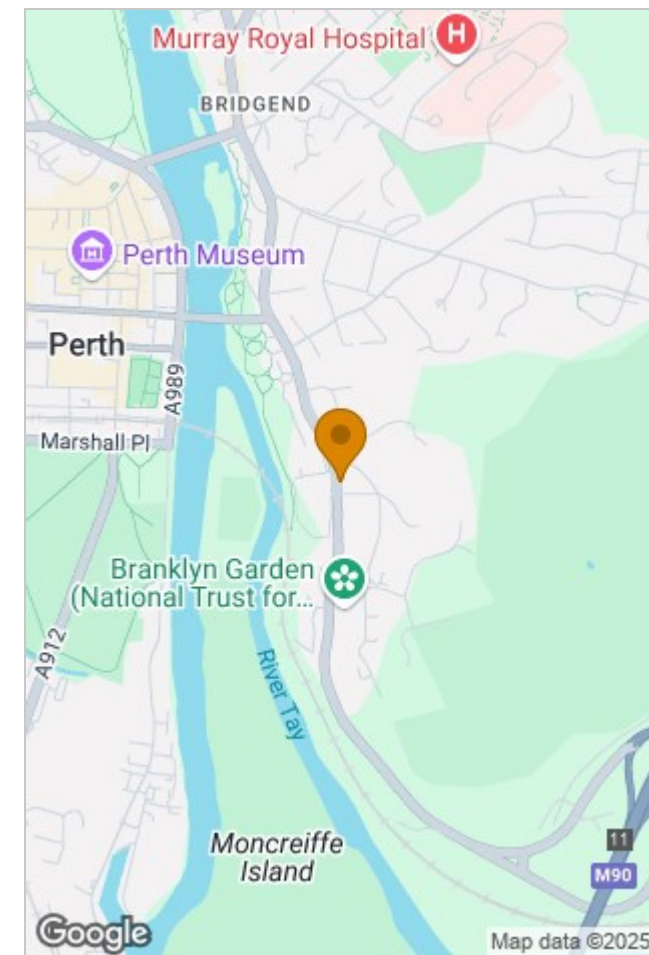
(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1,5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Energy Efficiency Rating

| Rating | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | 35 | 40 |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |

Scotland EU Directive 2002/91/EC

Environmental Impact (CO₂) Emissions

| Rating | Current | Potential |
|---|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | 83 | 84 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |

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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.

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