



8 Jedburgh Place, Perth, PH1 1SJ  
Offers over £149,000

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## 8 Jedburgh Place Perth, PH1 1SJ

- Attractive first floor flat
- Generous lounge
- Excellent storage space
- Gas central heating
- Off-street parking
- 2 double bedrooms
- Modern shower room
- Double glazing
- Sizeable loft space
- Large communal garden grounds

This very attractive first floor 2 bedroom apartment is presented in immaculate condition and enjoys a very quiet location within a peaceful cul-de-sac. Located in the highly desirable Oakbank area of Perth and with just four properties within the building, the property would suit a range of different buyer types and also features gas central heating, double glazing, allocated off-street parking, secure entry, lovely communal garden grounds and an abundance of storage space provided by cupboards, wardrobes in both bedrooms and a large loft space.

Access to the building is gained by a secure entry system which gives entry into a particularly well maintained communal close which also has a shared store. The property is entered into a welcoming hallway with two cupboards and access into the notably generous loft space spanning the full size of the property and which features partial flooring, pull down ladder, lighting and is also full standing height. The spacious lounge provides space for various items of furniture and gives access into the kitchen which also has an additional storage cupboard. There is also a modern shower room and two double bedrooms both with built-in wardrobes. To the exterior there is an allocated parking space and additional visitor parking nearby as well as a bin store. To the rear of the property there is a large area of lawn

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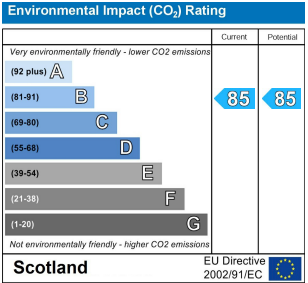
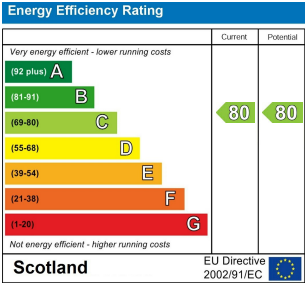
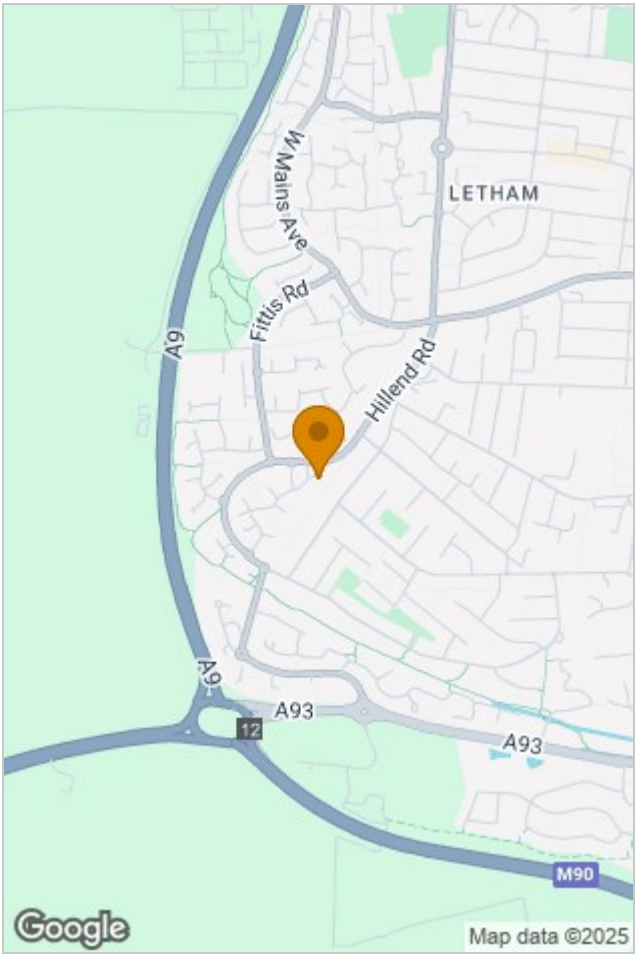
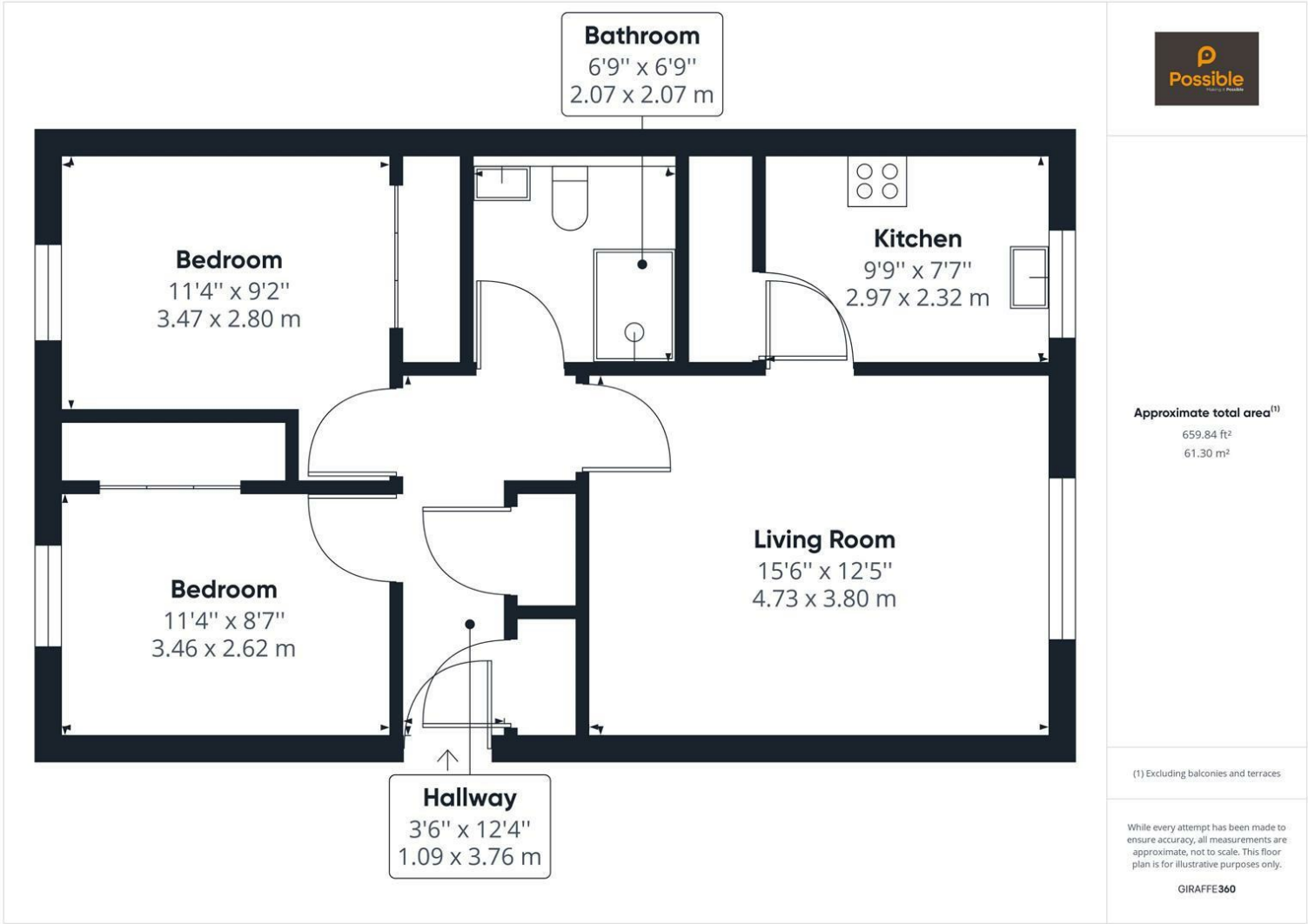
## Location

The property is conveniently located within the sought-after Oakbank area of Perth and within walking distance of local shops, primary schools and secondary schools. There is also a regular bus service nearby as well as road links into the city centre and out to the Broxden roundabout and dual-carriageway.









**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.