



4 Priory Place, Perth, PH2 0DT  
£125,000

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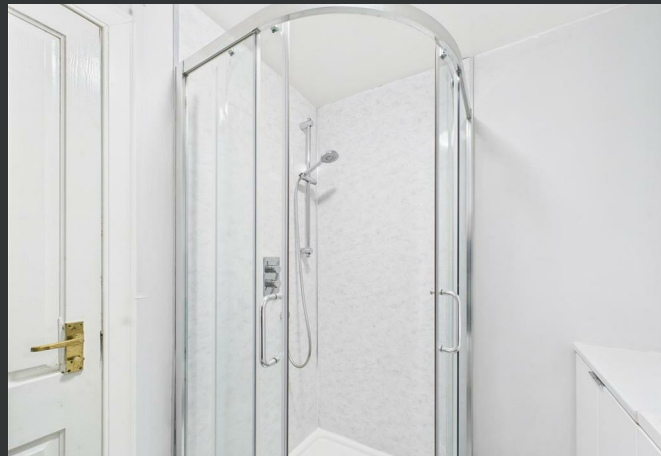
## 4 Priory Place Perth, PH2 0DT

£125,000

- Attractive ground floor apartment
- Beautiful working shutters and period detailing
- Fitted kitchen with integrated appliances
- Modern shower room
- Private entrance & off-street parking
- High ceilings and generous room proportions
- Spacious lounge with space for dining
- Two double bedrooms
- Gas central heating and double glazing
- Excellent central location

Step inside this beautifully presented and deceptively spacious ground floor apartment in the ever-popular Craigie area of Perth and prepare to be surprised. Boasting its own private main door entrance, this traditional stone-built property is bursting with period charm, complemented by tasteful modern updates. High ceilings and large windows create an impressive sense of space throughout, while working shutters, deep skirtings and a feature fireplace add character and warmth.

The lounge is generous and inviting, flooded with natural light and perfect for entertaining or relaxing. It also incorporates space for dining. The kitchen is well-equipped, with ample units and integrated appliances. Two double bedrooms provide flexible accommodation—one with a striking feature wall and one with a feature fireplace, the other currently utilised as a home office can easily accommodate a double bed and furniture. The sleek shower room has been finished to a high standard, with modern fixtures. Additional benefits include gas central heating, double glazing, a private entrance, a very useful storage cupboard and off-street parking. This is a home that can only be fully appreciated by viewing, offering a rare combination of character, location and style. Ideal for first-time buyers, downsizers or investors seeking an easy-to-maintain home close to the heart of Perth.



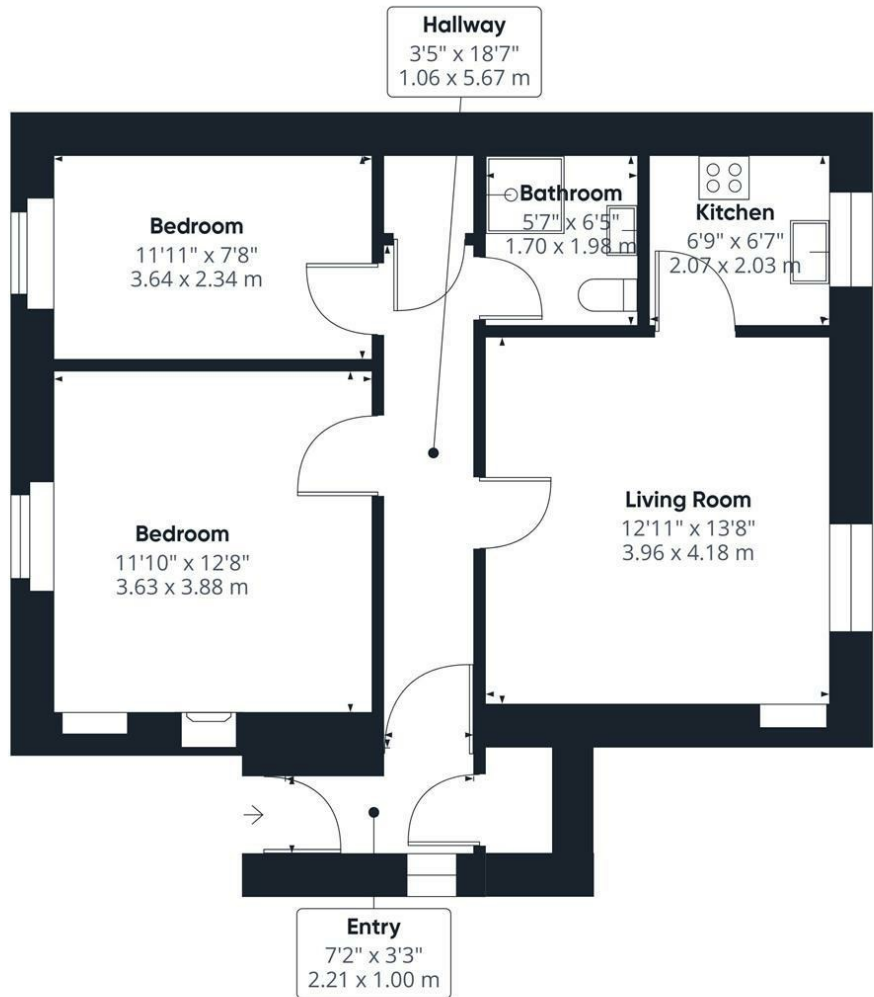


## Location

Situated in the heart of Perth, Priory Place offers convenient access to the city's vast range of amenities. From supermarkets, cafés and restaurants to gyms, parks and riverside walks, everything is just a short stroll away. The property is also well-positioned for reputable schools and local bus routes. Perth Train Station and the main A90/M90 routes are nearby, offering swift connections to Dundee, Edinburgh, and beyond. Whether you're commuting or enjoying the local charm, this location offers the best of both worlds—city convenience with a touch of neighbourhood tranquillity.





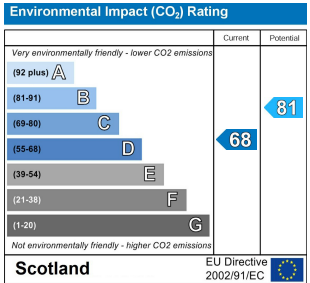
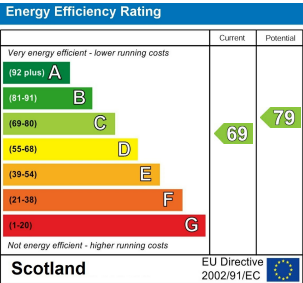
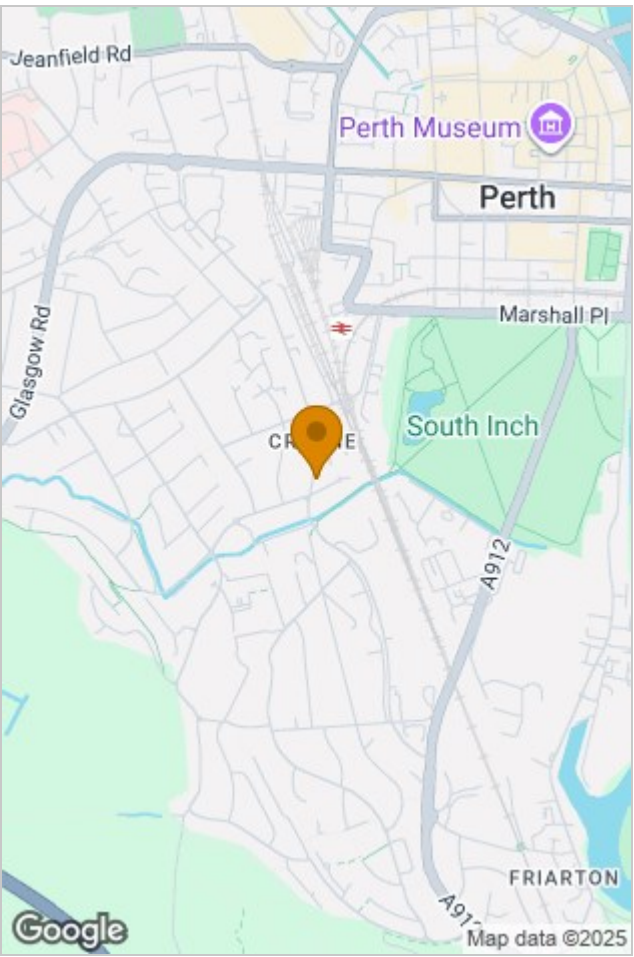


Approximate total area<sup>(1)</sup>  
630 ft<sup>2</sup>  
58.4 m<sup>2</sup>

(1) Excluding balconies and terraces

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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## 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.

