



26d Melville Street, Perth, PH1 5PY
Offers over £65,000





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- Spacious second-floor flat
- Bright living room
- Shower room with electric shower
- Gas central heating
- Close to North Inch
- Move-in condition
- Modern kitchen with appliances
- Double bedroom with wardrobe
- Double glazing
- Ideal for first-time buyers or investors

Set on the second floor of a traditional building just outside Perth's city centre, 26D Melville Street is a bright and well-presented one-bedroom flat, ideal for first-time buyers, city professionals, or savvy investors. This charming property offers a practical layout with neutral tones throughout and generous room sizes.

Step into the welcoming hallway, which gives access to all rooms. The spacious living room enjoys a sunny aspect and has ample space for both relaxation and dining. The separate kitchen features ample units, integrated oven and hob, plus space for additional appliances. The double bedroom is bright and airy, with its own built-in wardrobe. Completing the home is a fresh white shower room. Gas central heating and double glazing ensure comfort all year round. Located just a short stroll from the North Inch parklands and the River Tay, the flat also enjoys immediate access to Perth's wide array of shops, bars, cafes, and excellent transport links. Whether you're looking to step onto the property ladder or expand your investment portfolio, 26D Melville Street represents superb value in an unbeatable location.

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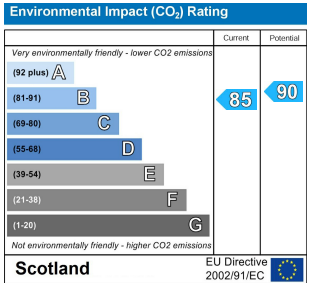
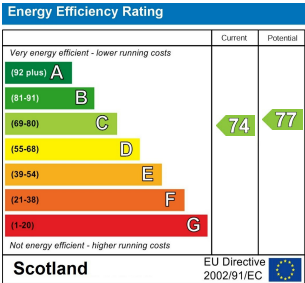
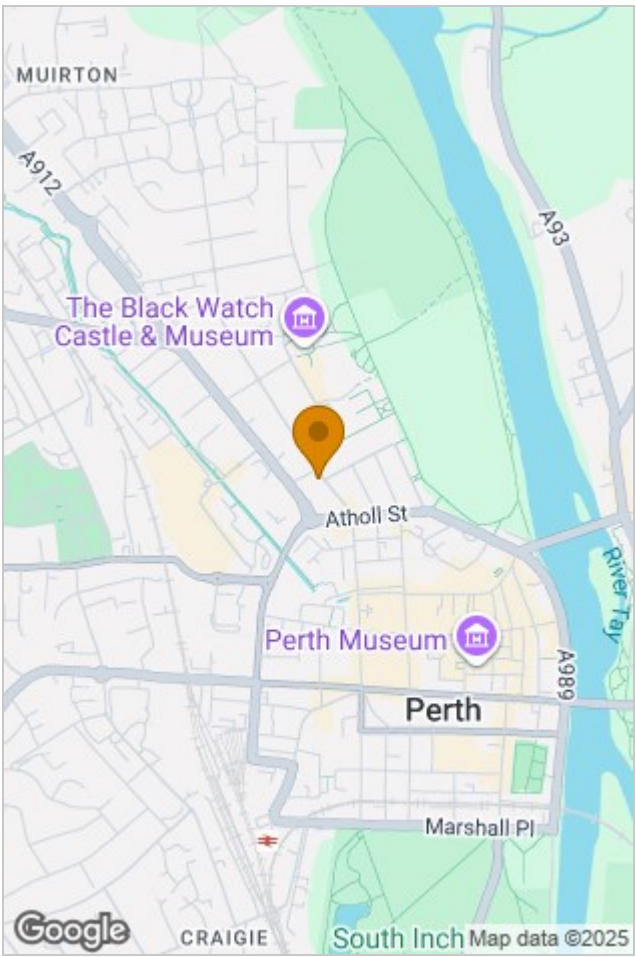
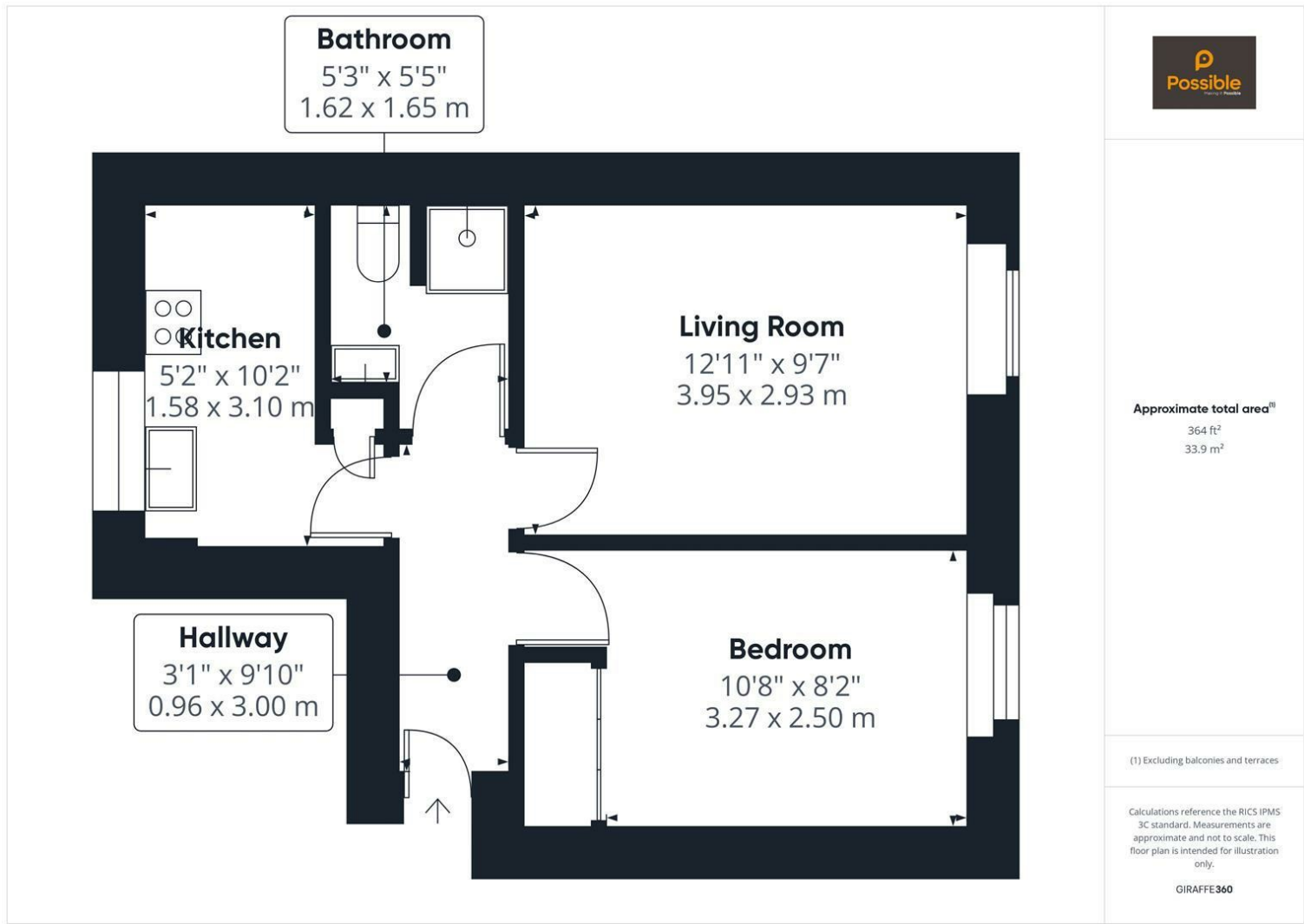




Location

Located in the heart of Perth, Melville Street offers the ultimate in city convenience while maintaining a neighbourly, traditional feel. Just a short walk from the North Inch parklands and the scenic River Tay, it's perfect for enjoying riverside walks or outdoor activities. The city centre's vibrant amenities are moments away, including shops, restaurants, cafes, and cultural venues. Perth Railway Station and excellent bus links are close by, making commuting a breeze. Whether you're seeking urban living, peaceful green spaces, or easy travel connections, this central spot delivers it all with ease and charm.





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.