



209A High Street, Perth, PH1 5PB
Offers over £85,000



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- Two-bedroom first-floor apartment
- Modern dining kitchen
- Two well-proportioned double bedrooms
- Electric central heating and double glazing
- Prime High Street location
- Generous living room with dining area
- Bathroom with over-bath shower
- Built-in storage in hallway
- Secure communal entrance
- Ideal for first-time buyers or investors

Located in the heart of Perth's bustling city centre, 209A High Street offers a spacious and well-presented two-bedroom first-floor apartment, perfectly suited to first-time buyers, downsizers, or buy-to-let investors seeking a prime location.

The property is entered via a secure communal entrance and opens into a generous hallway providing access to all rooms. The bright and inviting living room spans an impressive length, offering ample space for both lounge and dining furniture, complemented by large front-facing windows which flood the space with natural light. The modern dining kitchen is fitted with a range of wood-effect wall and base units, contrasting worktops, tiled splashbacks, and space for freestanding appliances, with room for a dining table. Both double bedrooms are well-proportioned; the principal bedroom boasts dual windows and space for multiple storage options, while the second bedroom includes a built-in cupboard. A fresh, contemporary bathroom is fitted with a three-piece white suite and over-bath shower, finished with stylish wall panelling. Additional benefits include electric central heating, double glazing, and excellent storage throughout. Situated on Perth's historic High Street, the property enjoys immediate access to an array of shops, restaurants, cafés, and transport links, offering convenience and vibrant city living right on the doorstep.

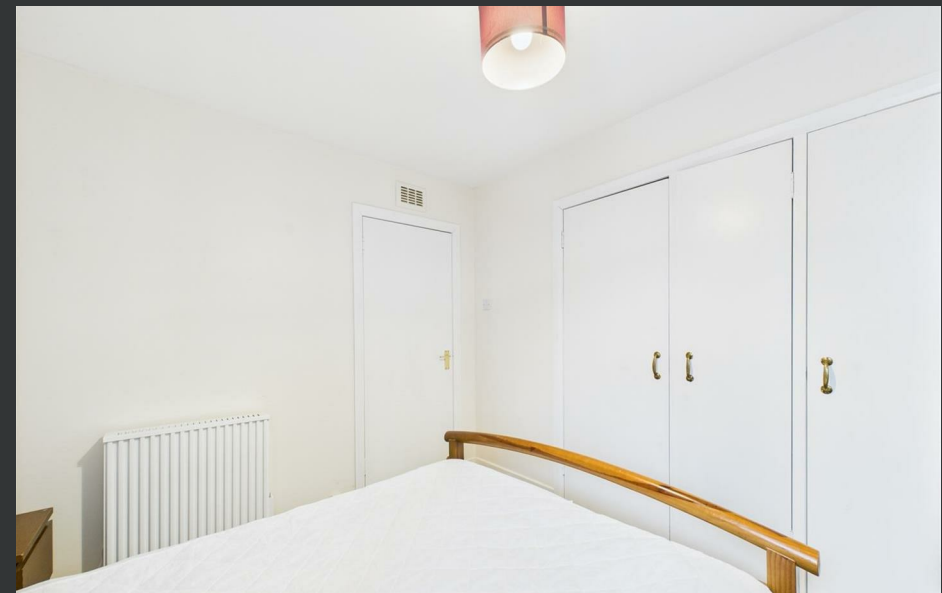
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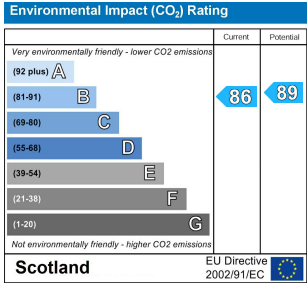
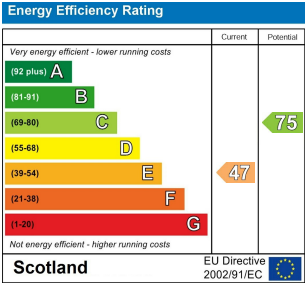
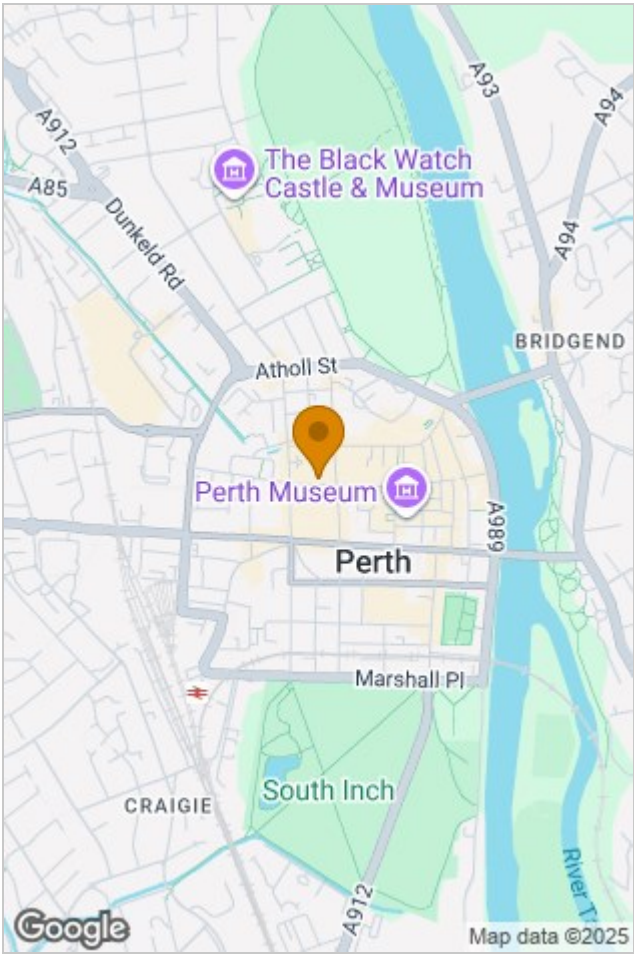
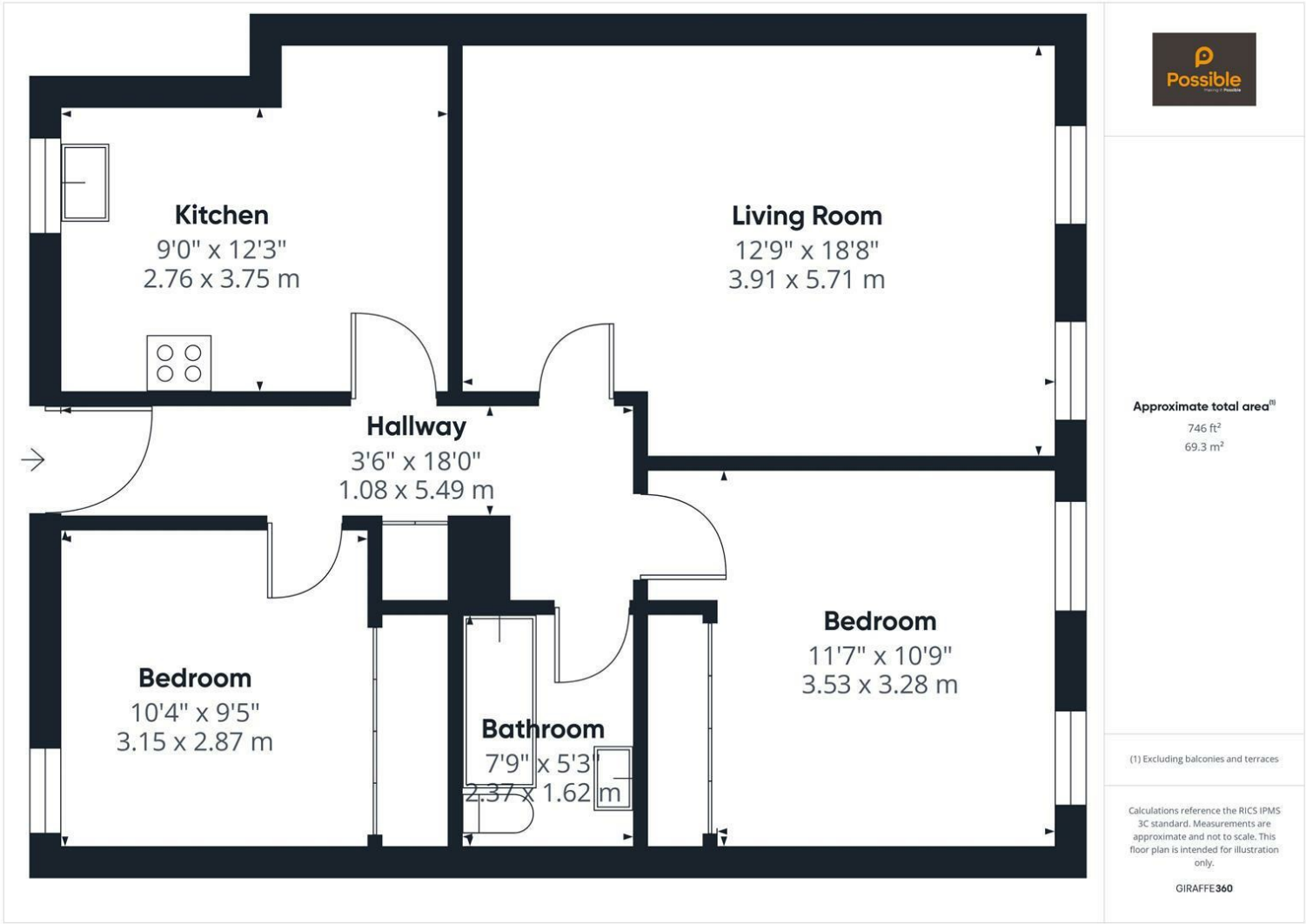


Location

Perth's High Street is a vibrant hub offering a fantastic mix of shopping, dining, and leisure options right on your doorstep. From independent boutiques to well-known retailers, the area caters to all tastes. Food lovers will enjoy the variety of cafés, restaurants, and bars, while nearby parks and the scenic River Tay provide peaceful green spaces to relax. Excellent public transport links make commuting easy, with Perth train and bus stations within walking distance. The city also boasts highly regarded schools, cultural venues, and sports facilities, making it a desirable and convenient place to live for a wide range of buyers.







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.