



3 Willowgate Buildings 8-10 Cow Vennel, Perth, PH2 8PE  
Offers over £117,000







## 3 Willowgate Buildings 8-10 Cow Vennel Perth, PH2 8PE

- Spacious ground floor flat in central Perth
- Bright lounge with space for dining
- Contemporary bathroom
- Move-in ready interiors with characterful touches
- Excellent first-time buy or investment opportunity
- Two double bedrooms
- Modern kitchen with skylight
- Gas central heating and double glazing
- Secure entry into building
- Walking distance to shops, cafés, and transport links

This charming and stylish two-bedroom ground floor flat is located in the heart of Perth, offering a wonderful blend of modern comfort and traditional character. Perfectly suited to first-time buyers, professionals, or those seeking a centrally located investment, this home boasts well-presented interiors and a versatile layout.

The property opens into a spacious hallway leading to a bright lounge with ample space for both living and dining. Bold décor and generous proportions make this an inviting social hub. The modern kitchen is beautifully finished with contemporary two-tone units, warm wood style worktops, and a skylight that fills the space with natural light. There are two generously sized bedrooms, both versatile in use and with built-in storage. The bathroom has been stylishly updated with a modern suite, sleek tiling, bath tub and separate shower. Externally, the property benefits from secure entry and its central location, with easy access to a wide range of local amenities, shops, cafés, and excellent transport links. With double glazing and gas central heating throughout, this is a comfortable home ready to move into. This is a fantastic opportunity to secure a property in one of Perth's most convenient spots, offering both charm and practicality.

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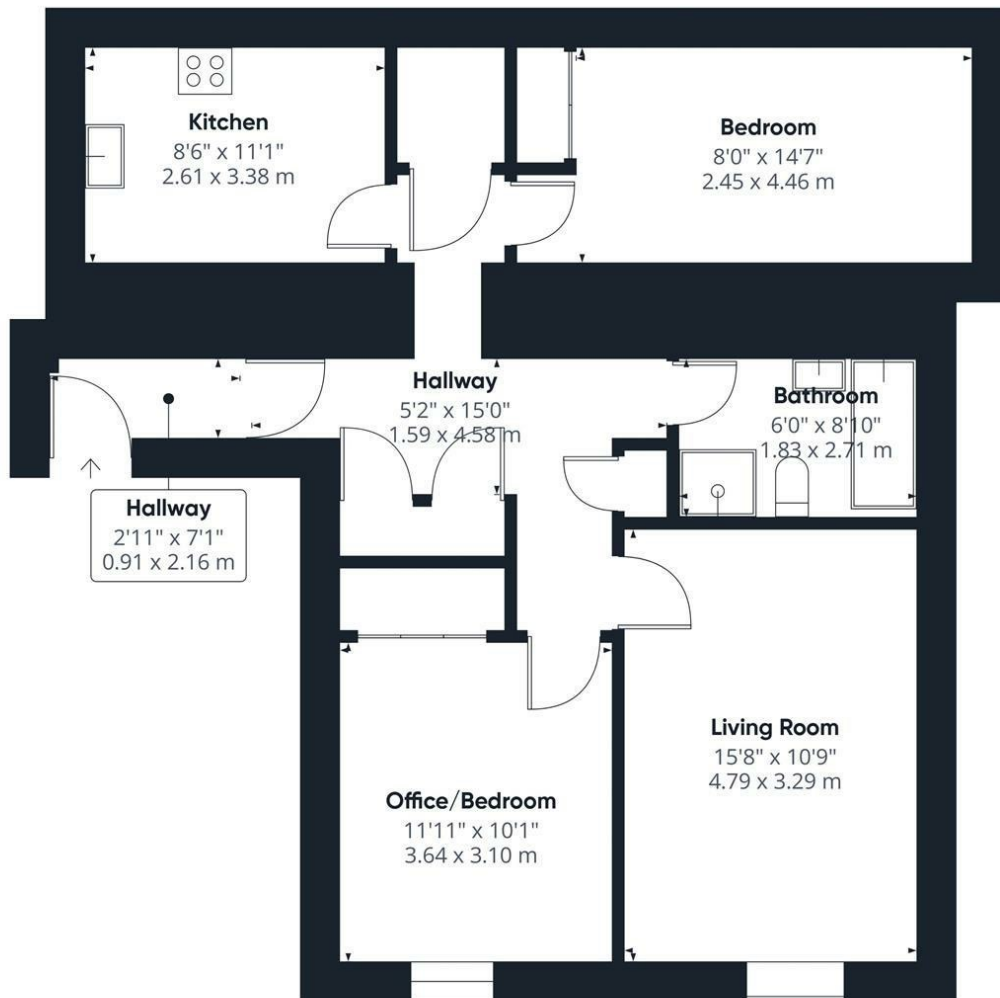
## Location

Situated in the heart of Perth, Willowgate Buildings enjoys a prime central location with everything on the doorstep. Residents benefit from a wide choice of local shops, supermarkets, cafés, and restaurants, along with easy access to leisure facilities, parks, and the River Tay. Excellent transport links are close by, with Perth Train and Bus Stations providing regular services across Scotland, while the nearby A9 and M90 ensure convenient road travel to Edinburgh, Glasgow, Dundee, and the Highlands. With a strong sense of community, excellent schools, and plenty of cultural attractions, this is a highly desirable setting for both lifestyle and convenience.







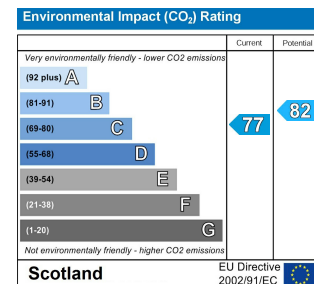
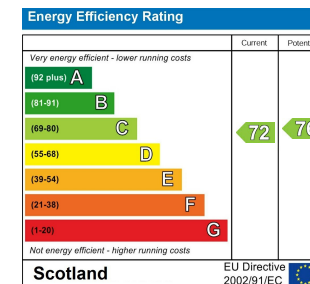
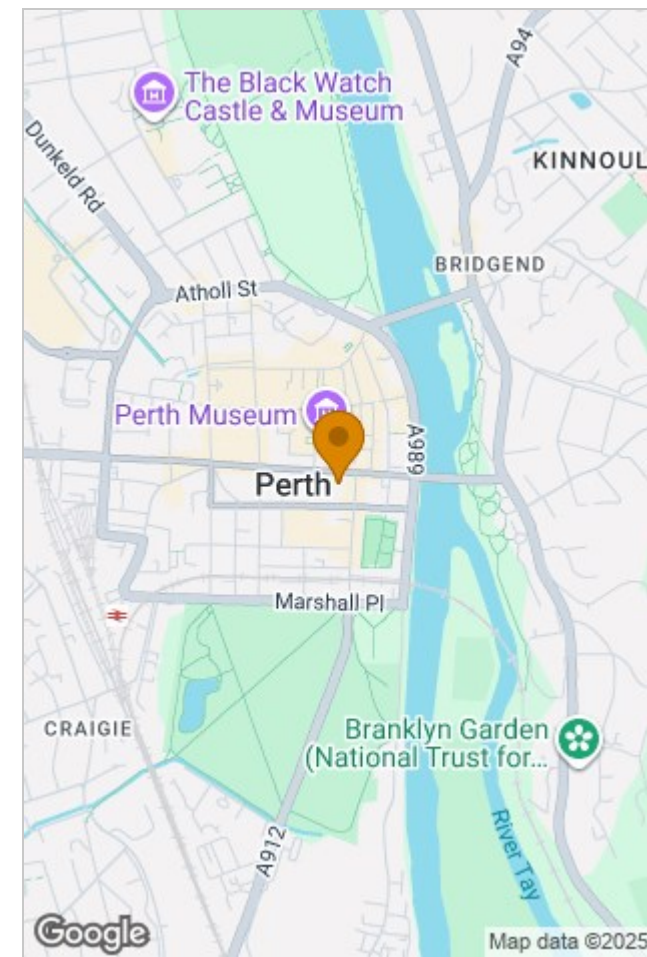


Approximate total area<sup>(1)</sup>  
758 ft<sup>2</sup>  
70.2 m<sup>2</sup>

(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.

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