



68 Balvaird Place, Perth, PH1 5DZ
Offers over £135,000



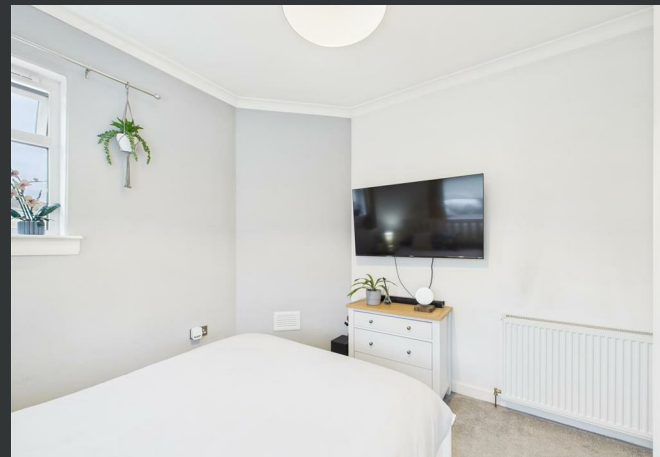
68 Balvaird Place Perth, PH1 5DZ

- Two double bedrooms with fitted wardrobes
- Fitted kitchen with ample storage
- Private off-street parking
- Presented in excellent condition
- Double glazing
- Bright and spacious living room
- Modern shower room
- Gas central heating
- Private back and front gardens
- Ideal for first-time buyers or downsizers

68 Balvaird Place is a well-presented two-bedroom ground floor flat, set within a quiet and popular residential area of Perth. Offering bright, spacious rooms and a practical layout, this property will appeal to first-time buyers, couples, young families and those seeking single-level living.

The accommodation comprises a welcoming hallway with a useful storage cupboard, leading to a bright and comfortable living room with ample space for both relaxing and dining. The kitchen is fitted with a good range of wall and base units, complemented by contrasting worktops and tiled splashbacks, providing excellent storage and workspace. Both bedrooms are well-proportioned doubles, each featuring fitted wardrobes for convenience. The shower room is finished with a three-piece suite and vanity unit with additional storage space. Externally, the property benefits from its own private back and front garden which are predominantly laid with lawn. The flat also features private off-street parking, double glazing and gas central heating, ensuring comfort and efficiency year-round. Presented in move-in condition, 68 Balvaird Place offers a fantastic opportunity to acquire a low-maintenance home in a sought-after location, with easy access to Perth city centre and local amenities.

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Location

Balvaird Place is located within a peaceful residential area of Perth, conveniently close to a wide range of amenities. Local shops, supermarkets, and schools are all within easy reach, while Perth city centre is just a short drive or bus journey away, offering a selection of restaurants, cafés, and leisure facilities. The area also benefits from nearby parks and riverside walks, providing green space for recreation. Excellent transport links, including easy access to the A9 and M90, make commuting to Edinburgh, Dundee, and Stirling straightforward. Balvaird Place combines accessibility, convenience, and a relaxed suburban lifestyle.

