



3/1, 59 North Methven Street, Perth, PH1 5PX
Offers over £100,000



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- Attic flat in traditional Georgian building
- Kitchen with panoramic views east over the city and Kinnoull Hill
- 2 well proportioned bedrooms, one with walk in wardrobe space
- Ample storage in hall
- Lockable basement cellar for storage
- West facing lounge with panoramic views of cathedral and beyond
- Vintage units in fitted kitchen, dedicated dining space and gas cooker
- Separate utility room
- Newly replaced slate roof and gable end stonework renovation
- Communal garden

This bright and characterful attic flat is at the top of a secure and well-maintained airy Georgian staircase. It is surprisingly peaceful and has panoramic views to east and west giving morning light in the kitchen and sunsets in the lounge. The property combines charm with practicality in a highly convenient central Perth setting.

The welcoming living room is well proportioned with a large bay dormer window. The kitchen has vintage 1960s units, ample work surface and dining space. (White goods are included in the price/other furnishings in the flat are open to negotiation). There are two well proportioned bedrooms both offering good flexibility for a variety of uses including home work if required. The bathroom is neatly presented. A separate utility room adds to the ample amount of storage and houses washing machine and gas CH boiler. A basement also holds a lockable cellar, and the garden at the rear of the property is communal. Reassuringly this building has been subject to recent major renovation repairs (roof replacement, stone replacement and chimney repairs) the work was done with support and advice from Perth & Kinross Council and Perth & Kinross Heritage Trust and including a 25 year guarantee. Early viewing is highly recommended to fully appreciate the space, view and central location on offer.

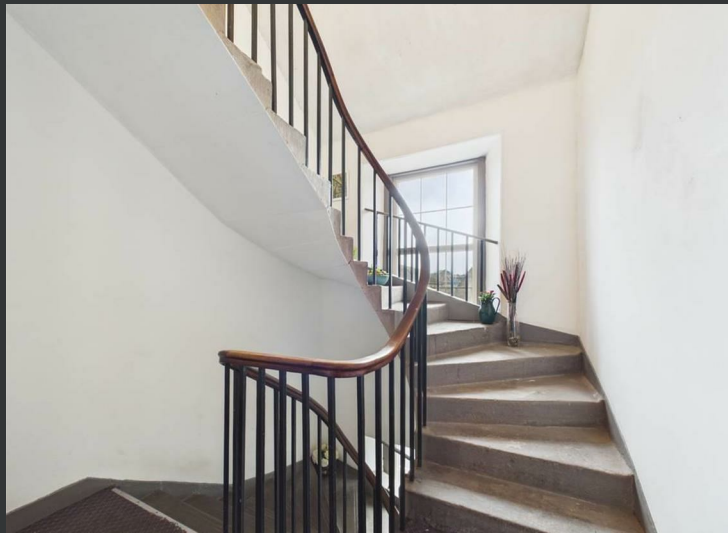


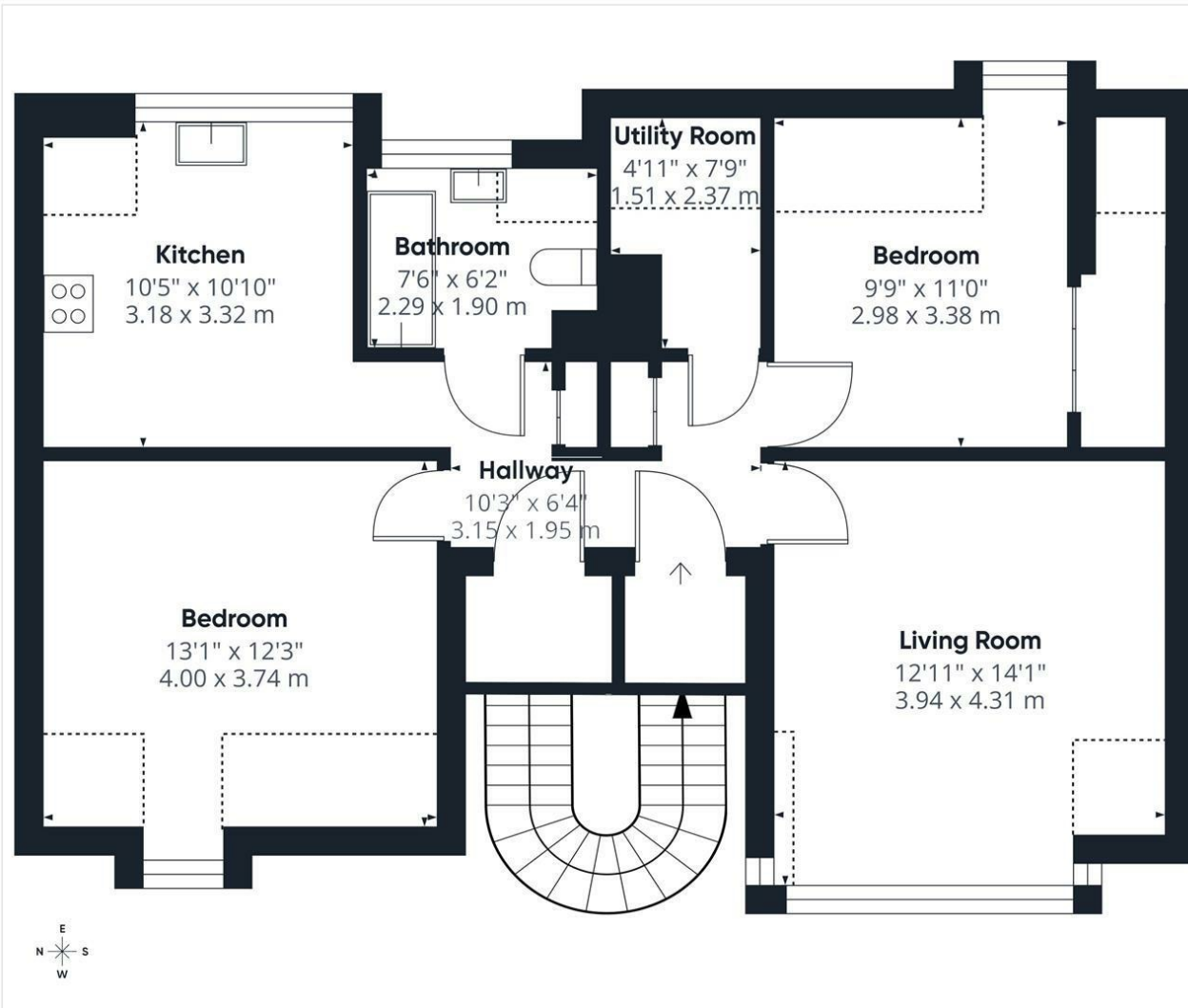


Location

North Methven Street is centrally located within Perth, offering immediate access to a wide range of amenities including shops, restaurants, cafes and leisure facilities. The nearby High Street and retail parks provide excellent shopping options, while cultural attractions and green spaces are all within walking distance. Perth bus and rail stations are easily accessible, offering convenient connections to Dundee, Edinburgh, Glasgow and beyond. The area is also well served by road links, making commuting straightforward. This highly convenient city centre setting is ideal for those seeking vibrant urban living with everything close at hand.







Approximate total area⁽¹⁾
737 ft²
68.6 m²

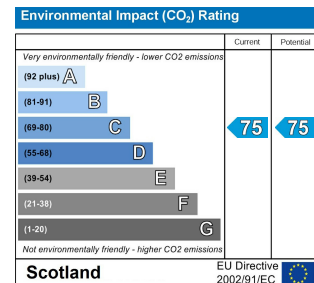
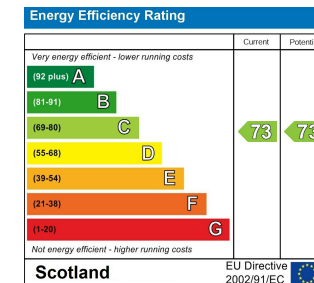
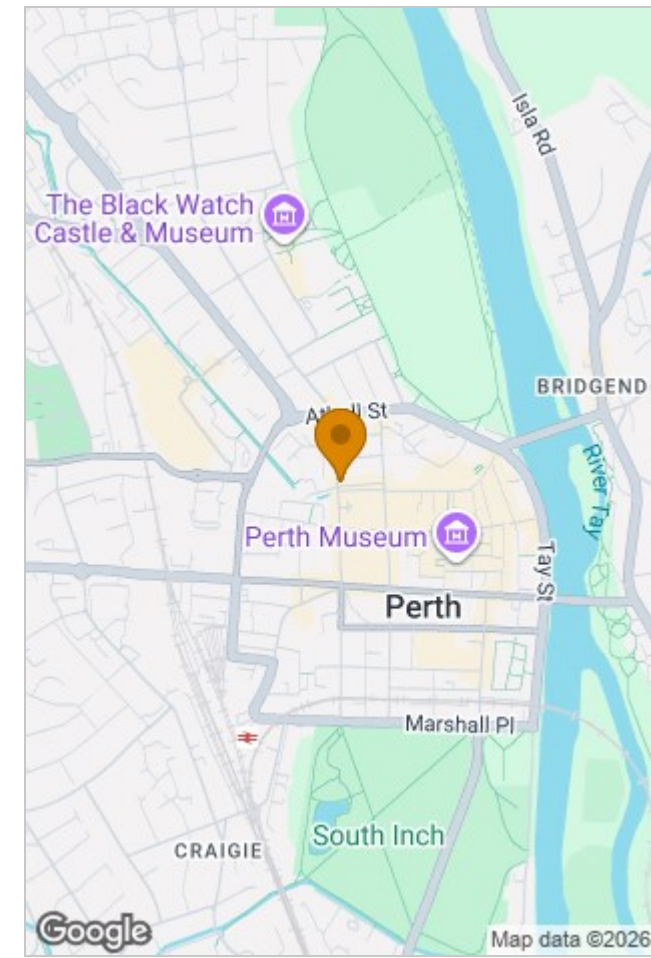
Reduced headroom
87 ft²
8.1 m²

(1) Excluding balconies and terraces.

Reduced headroom
..... Below 5 ft/1.5 m

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.