



40 Commercial Street, Perth, PH2 7DT
Offers over £235,000

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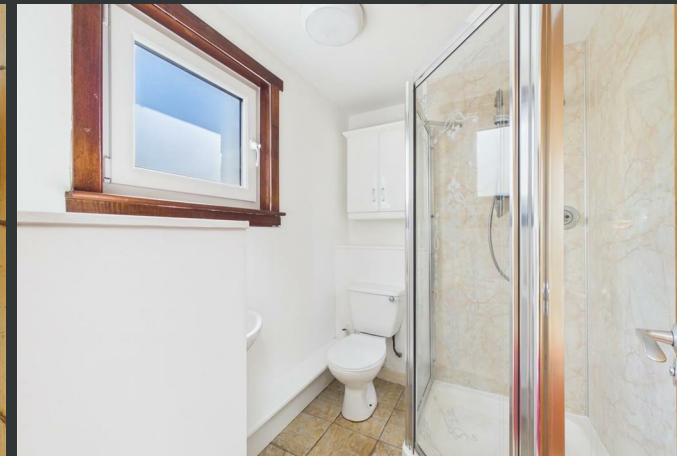
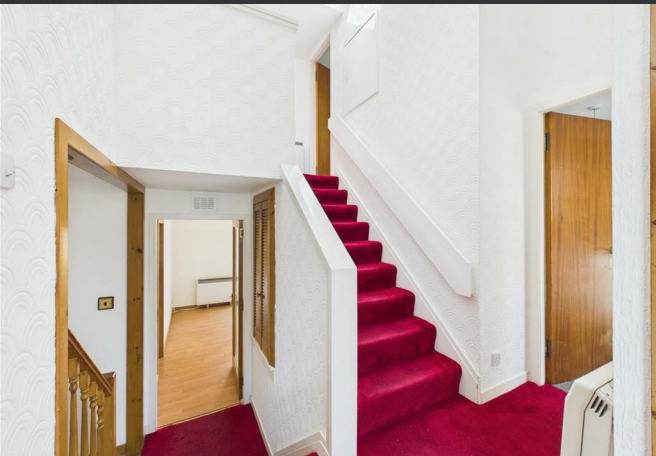
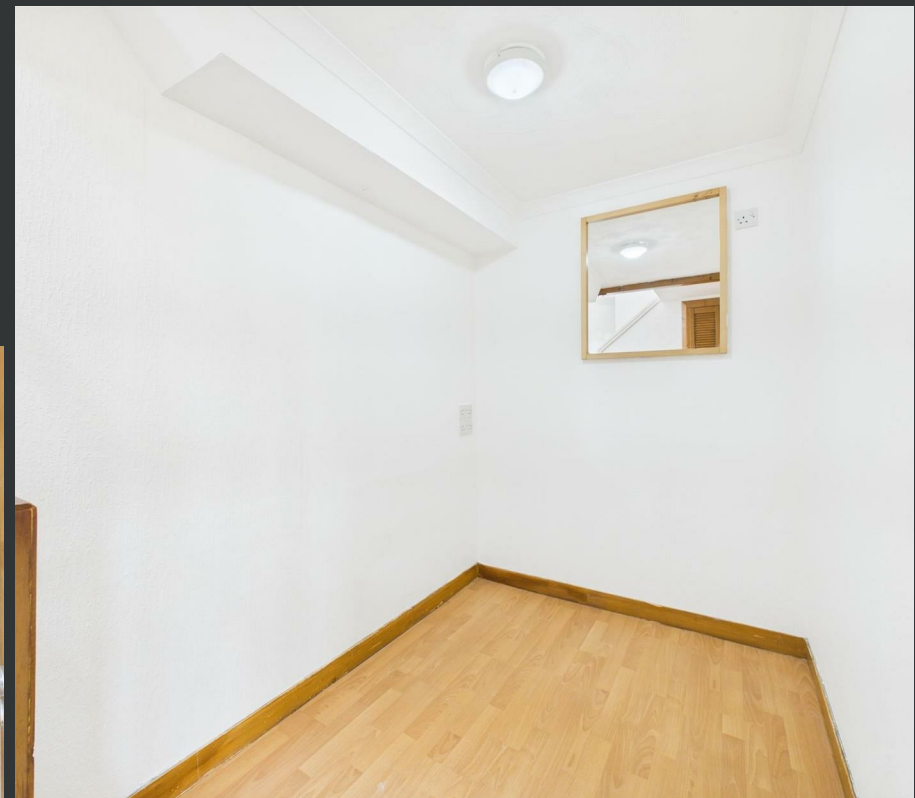
40 Commercial Street Perth, PH2 7DT

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- Stunning River Tay views
- Bright living room with terrace access
- Three double bedrooms
- Two bathrooms
- Double glazing and electric heating
- Accommodation over two split levels
- Walking distance to city centre
- Flexible office/study space
- Fitted kitchen with ample storage
- Ample storage space

Enjoying a stunning riverside setting with spectacular views across the River Tay, this unique three-bedroom home offers spacious and versatile accommodation in a highly desirable central Perth location.

The accommodation is arranged over two split levels and comprises a bright and generously proportioned living room with large sliding doors opening onto a superb private terrace overlooking the water, creating an exceptional space for relaxing or entertaining. The fitted kitchen offers ample storage and workspace, while the flexible ground floor office provides an ideal home working space. A shower room and a bedroom with built-in storage completes the ground floor accommodation. Upstairs, there are two well-proportioned double bedrooms, both benefiting from attractive outlooks, together with a further bathroom. The property offers excellent natural light throughout and presents a fantastic opportunity for buyers seeking a distinctive home with scope for personalisation. Externally, the private terrace enjoys uninterrupted river views and a peaceful setting rarely available so close to the city centre. The property further benefits from new modern double glazing, electric heating, residents parking and a convenient location within walking distance of Perth's shops, restaurants, transport links and leisure amenities and is also within the catchment area for Kinnoull Primary School.

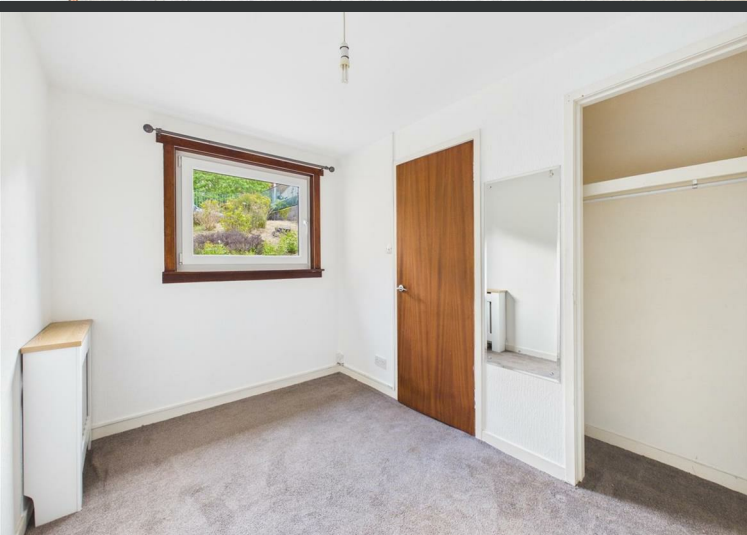




Location

Commercial Street enjoys an exceptional central location in Perth, positioned alongside the picturesque River Tay and within easy walking distance of the city centre. Perth offers an extensive range of amenities including high street shopping, supermarkets, cafés, restaurants, bars, and leisure facilities. Excellent transport connections are available nearby, with regular bus and rail services providing convenient access to Dundee, Edinburgh, Glasgow, and Inverness. The area also benefits from scenic riverside walks, nearby parks, and a variety of cultural attractions including Perth Theatre and Perth Concert Hall. With its blend of convenience, character, and beautiful surroundings, this is a highly desirable location for a wide range of buyers.







Ground floor



Floor 1



Approximate total area^m

947 ft²
87.9 m²

Balconies and terraces

183 ft²
17 m²

Reduced headroom

3 ft²
0.3 m²

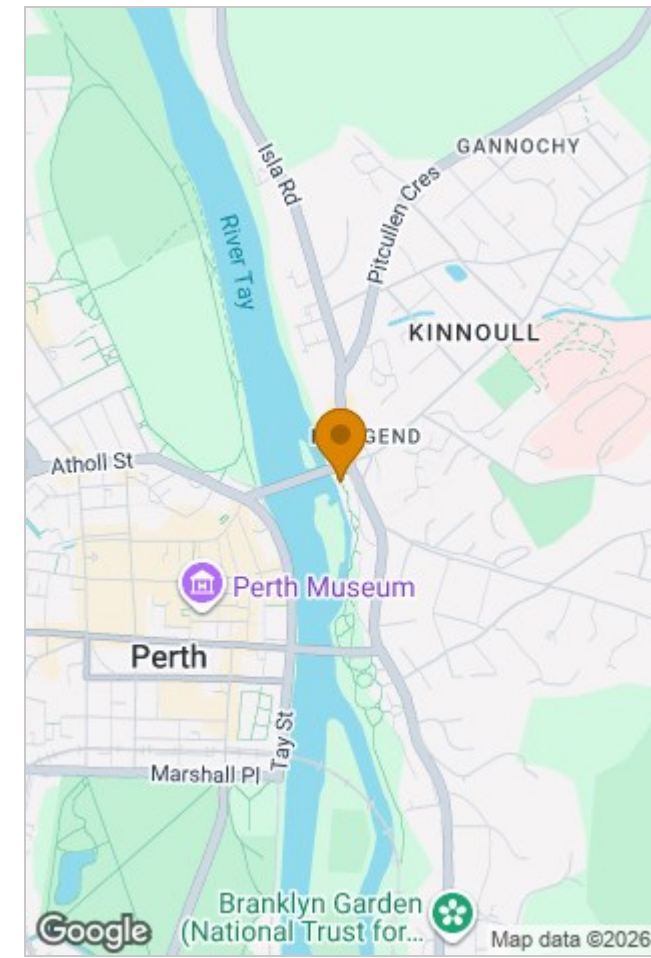
(1) Excluding balconies and terraces

Reduced headroom

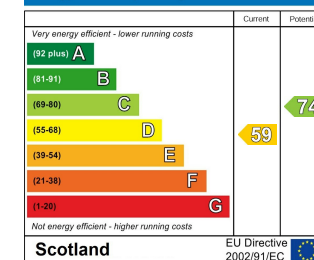
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

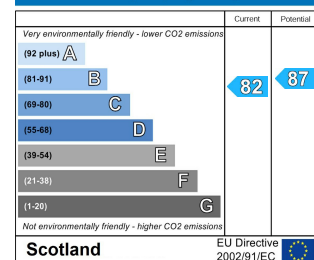
GIRAFFE360



Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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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