



Flat 3 The Lodge, Huntingtowerfield, PH1 3JT
Offers over £145,000



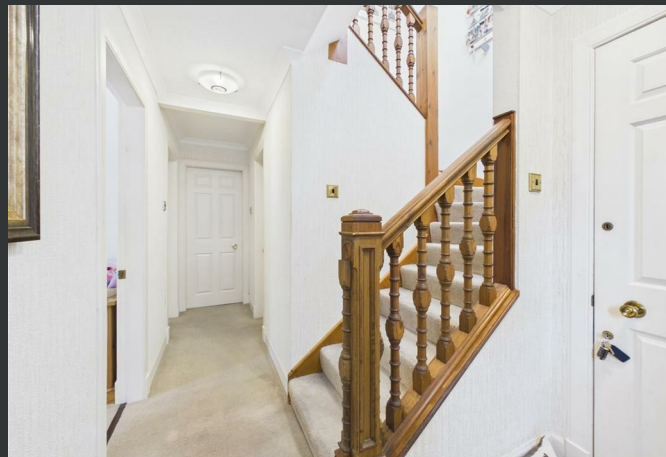
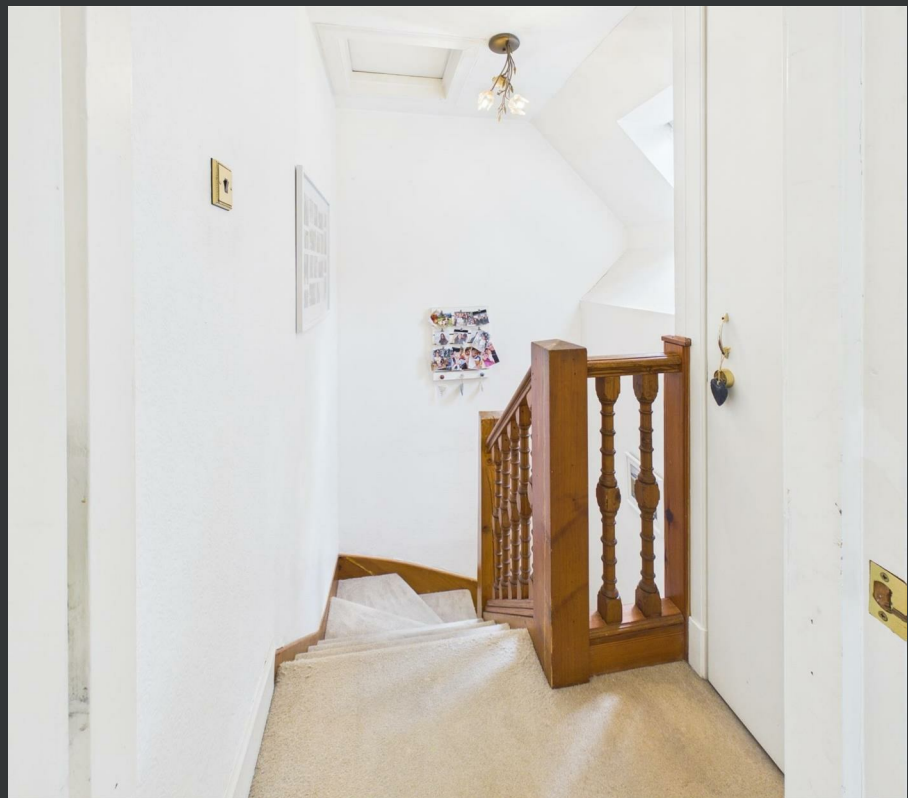
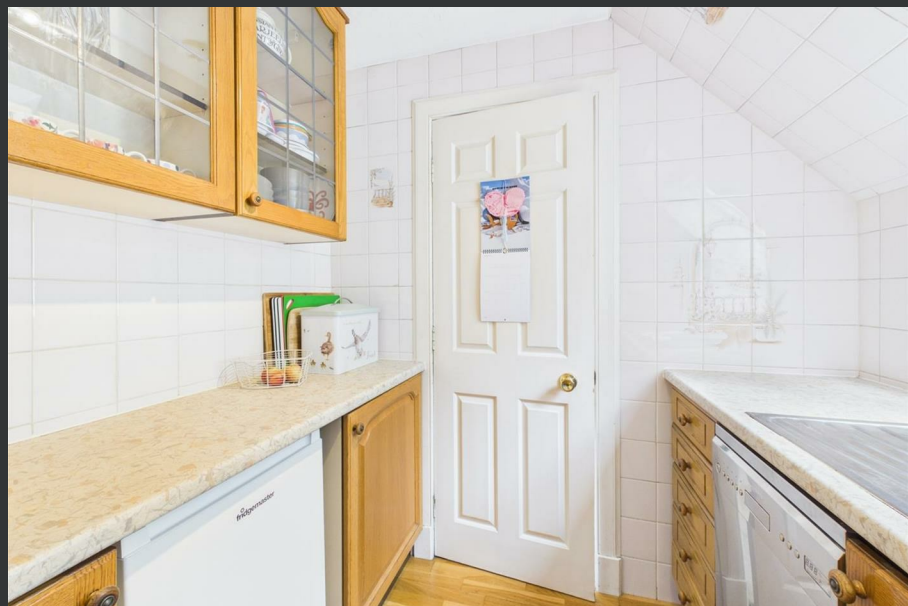
Flat 3 The Lodge Huntingtowerfield, PH1 3JT

- Spacious two-bedroom maisonette
- Separate fitted kitchen
- Useful utility room
- Double glazing
- Beautiful communal gardens
- Bright living room
- Modern shower room
- Gas central heating
- Private allocated parking
- Sought-after Perth location

Set within attractive and peaceful surroundings, this beautifully presented two-bedroom maisonette offers spacious accommodation, private parking and access to stunning communal gardens, all within easy reach of Perth city centre.

The property is arranged over two levels, with the first floor dedicated to a bright and generously proportioned living room, offering plenty of space for both relaxing and entertaining. A separate fitted kitchen provides ample storage, worktop space and room for everyday cooking. On the ground floor are two well-sized double bedrooms, both enjoying pleasant leafy outlooks, along with a modern shower room and a practical utility room offering additional storage and laundry space. The layout provides excellent separation between the living and sleeping accommodation, making it ideal for professionals, couples, small families or those looking to downsize. Outside, residents benefit from private allocated parking together with beautifully maintained communal grounds featuring mature trees, expansive lawns and a wonderfully peaceful setting. The combination of attractive surroundings and convenient access to local amenities makes this a particularly desirable place to call home. With double glazing, gas central heating and well-presented interiors throughout, this charming apartment offers comfortable, low-maintenance living in one of Perth's most sought-after residential locations.

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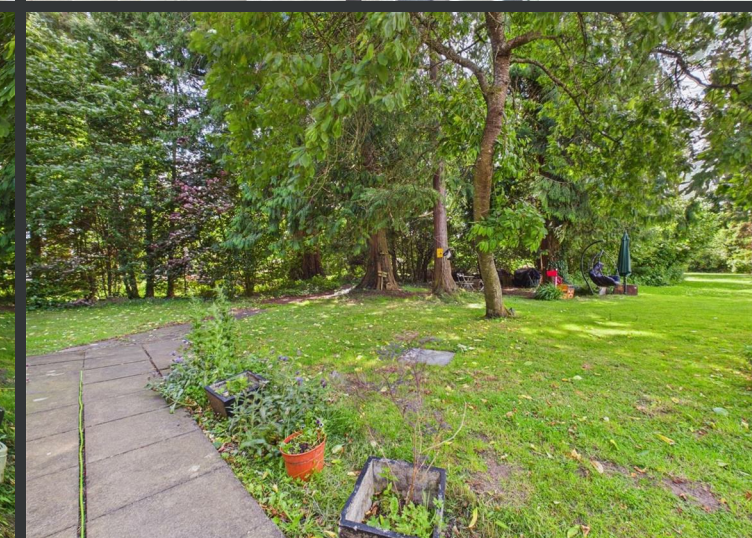
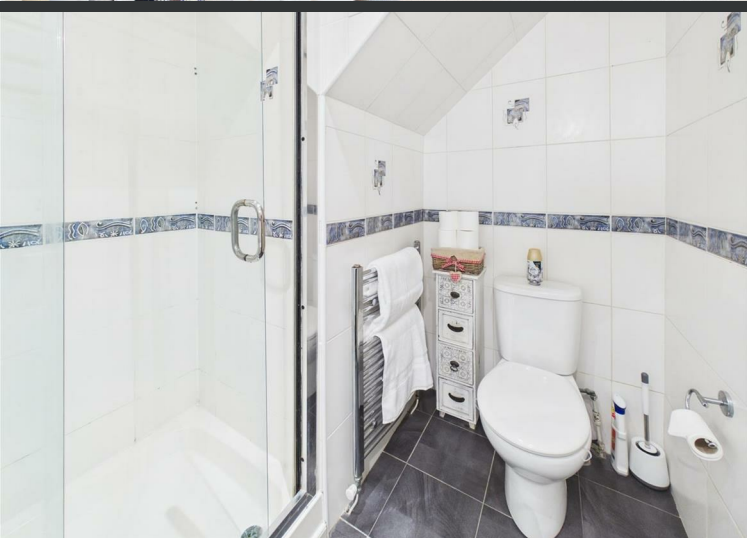


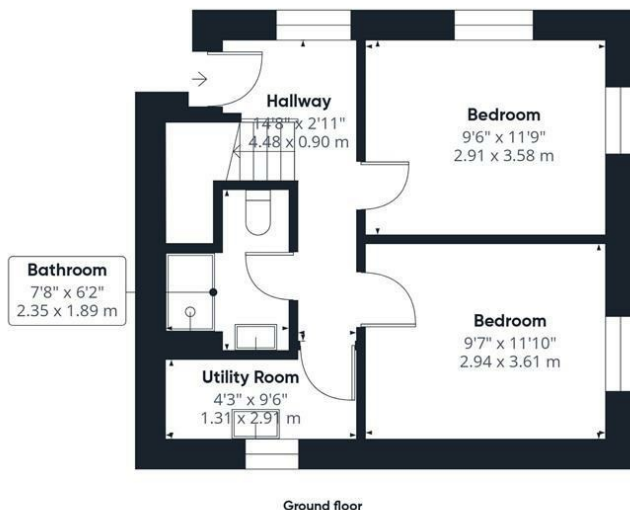


Location

Bleachers Way is a highly desirable residential location on the western edge of Perth, offering a peaceful setting while remaining within easy reach of the city centre. Residents enjoy convenient access to supermarkets, local shops, cafés, leisure facilities and highly regarded schooling. Excellent transport links provide straightforward commuting, while nearby road networks connect to Dundee, Edinburgh, Glasgow and Inverness. The surrounding area also offers an abundance of green space, riverside walks and outdoor recreation, with the scenic North Inch and South Inch parks close by. Combining tranquillity with everyday convenience, this is an excellent location for professionals, families and those looking to downsize.





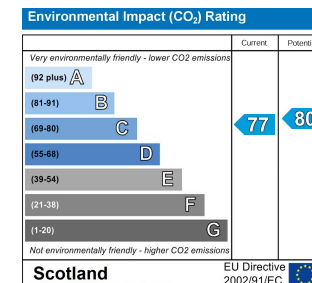
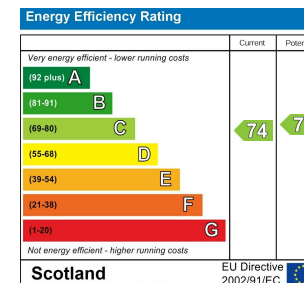
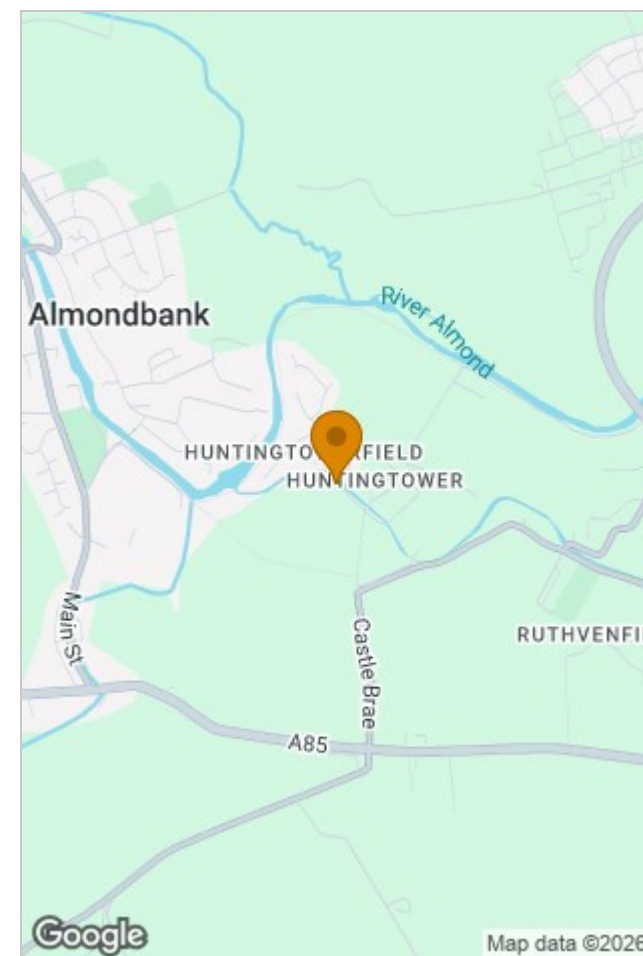


Approximate total area⁽¹⁾
689 ft²
64 m²

(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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