Simple Approach

Estate Agents







15b Balhousie Street, Perth

PH1 5HJ

Offers over £107,950

13-15 St Leonards Bridge, Perth, PH2 0DR
Tel: 01738 827864 Email: info@simpleapproachea.co.uk www.simpleapproachea.co.uk

15b Balhousie Street, Perth, PH1 5HJ

This well-presented first floor flat on Balhousie Street, Perth, offers spacious and comfortable accommodation in a sought-after location, ideally placed for easy access to Perth City Centre and a wide range of local amenities.

The property welcomes you with an inviting entrance hallway leading to a bright and spacious front-facing lounge. The good-sized kitchen offers ample storage and workspace, while the generously proportioned bedroom provides comfortable accommodation. Completing the internal layout is a well-appointed bathroom.

Further benefits include gas central heating and double glazing throughout, along with the added advantage of a private section of rear garden, offering valuable outdoor space.

Ideally suited to first-time buyers, professionals or buy-to-let investors, this attractive flat combines well-presented accommodation with a convenient and desirable location close to the city centre.

Living Room
15'9" x 12'2" (4.81 x 3.71)

Kitchen
5'8" x 14'2" (1.75 x 4.33)

Bedroom
10'2" x 10'0" (3.11 x 3.07)

Bathroom
7'8" x 4'9" (2.36 x 1.47)











- Modern Fitted Kitchen
- Move-In Condition Throughout
- Close To All Local Amenities
- One Generous Bedroom
- Ideal for First Time Buyers or Investors
- Gas Central Heating & Double Glazing
- Allocated Garden



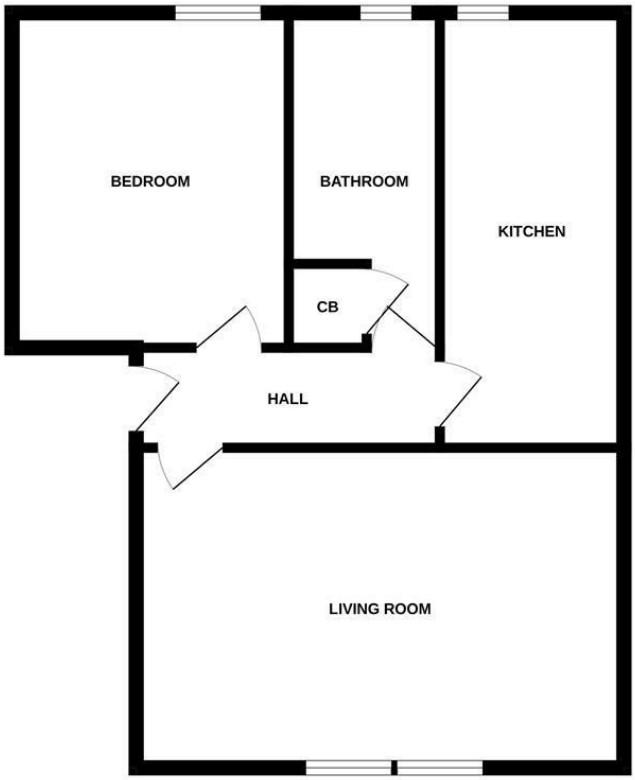




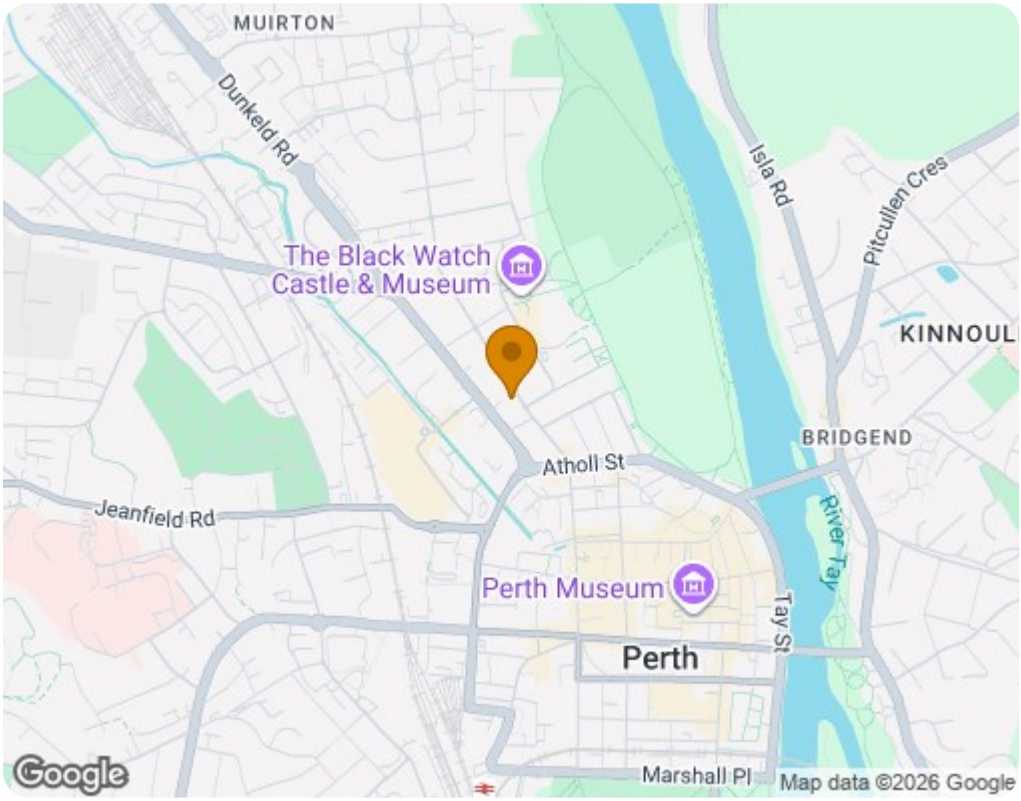


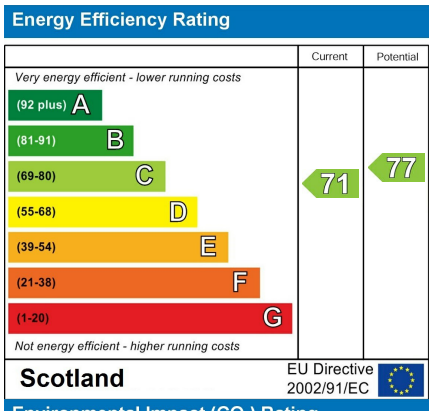
15b Balhousie Street, Perth, PH1 5HJ

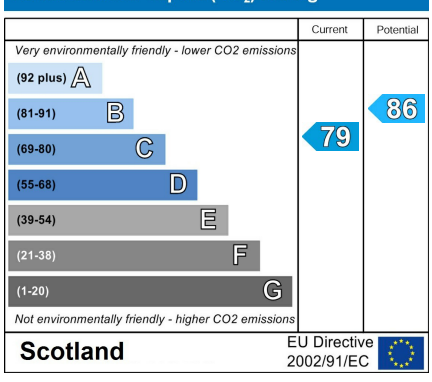
GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026







13-15 St Leonards Bridge, Perth, PH2 0DR
Tel: 01738 827864 Email: info@simpleapproachea.co.uk www.simpleapproachea.co.uk