



3A South St Johns Place,  
Perth PH1 5SU

Offers Around  
£110,000

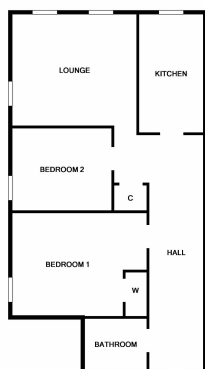
- 2 Bedrooms
- Newly decorated
- New Floor coverings
- High Amenity location
- Close to bus services
- Limited views to Kinnoull Hill
- Clean and tidy entrance and common stairway
- EPC - E



Located in the city centre within a pedestrian zone the property could not be better located to access all the major shopping outlets that Perth has to offer including national retail shops, social and leisure facilities. The building has a category B listing and is accessed by a tidy, well tended communal entrance. There is plenty of metered on street parking for which town centre residents can obtain a parking permit from the local authority.

Internally the flat boasts 2 generous sized bedrooms the larger of the two having a built in wardrobe. There is a spacious and bright galley kitchen with ample built in kitchen units and work surface area. The bathroom has a modern three piece suite with an electric shower and splash screen over the bath. The lounge has three windows and a double outlook onto St John Street and St John Place onto the Kirk opposite. The accommodation has been recently redecorated and has new floor coverings throughout the windows are single glazed sash retaining the character look of the building. Viewing is strongly recommended to fully appreciate the bright and airy accommodation as well as the location which would suit a range of buyers. EPC E

Lounge	13'7" x 10'10"	(4.14m x 3.30m)
Kitchen	11'11" x 6'4"	(3.63m x 1.93m)
Bedroom	16'1" x 9'4"	(4.90m x 2.84m)
Bedroom	10' x 8'6"	(3.05m x 2.59m)
Bathroom	6'6" x 6'1"	(1.98m x 1.85m)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other parts are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for guidance only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not intended to be guaranteed as to their operation or efficiency, only as to their existence.

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T: 03330 430090 | E: [genea@thorntons-law.co.uk](mailto:genea@thorntons-law.co.uk) | [www.thorntons-property.co.uk](http://www.thorntons-property.co.uk)

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