



Flat 2, 59 North Methven Street, Perth,
Perthshire, PH1 5PX

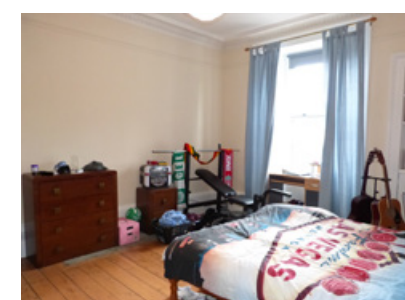
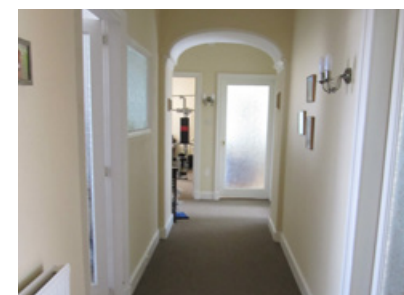
An extremely spacious first floor apartment situated in the heart of the town centre. It is rare to see a flat offering such generously proportioned rooms. The property lies opposite the gardens of St Ninians Cathedral, and offers easy access to all that the city centre has to offer. Local shops, cinema, pubs and other attractions are nearby. The property also offers easy access to the North Inch Parklands.

Accessing the property off the communal entrance close, the bright, open welcoming hallway runs the full length of the property. There is access to a generous sized versatile lounge area, which has a separate open plan dining or additional living space. There is a modern fitted dining kitchen, with all white goods included.

There are three double bedrooms. All of the bedrooms are serviced by a modern three piece bathroom suite. Throughout the property there are traditional features such as high ceilings, deep skirtings, moulded and ornate cornices and plenty of storage space. The property has fresh tasteful decoration and all carpets are included.

To the exterior there is metered on street parking to the front for which town centre residents can obtain a parking permit from the local authority. There are also shared well-maintained gardens to the rear. The property may suit a wide range of buyers, including families, older couples, wishing to live in the town centre, first time buyers and buy to let investors. The property offers room sizes rarely seen in today's market. Viewing is strongly recommended.

- Spacious 1st floor apartment
- Bright generous sized rooms
- Prime City Centre location
- Overlooks St Ninians gardens
- Lounge/Dining Room
- Modern dining kitchen & bathroom
- 3 Double bedrooms
- Interior character.
- Cellar and Communal Gardens
- Secure Main Door Entry
- EPC Rating E



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Room Dimensions

Lounge/Dining Area	21'x 18'1	(6.40m x 5.51m)
Dining Kitchen	13'6 x 11'10	(4.11m x 3.61m)
Bedroom	11'6 x 10'2	(3.51m x 3.10m)
Bedroom	13'6 x 10'2	(4.11m x 3.10m)
Bedroom	14'5 X 13'0	(4.39m X 3.96m)
Bathroom	10'2 x 5'7	(3.10m x 1.70m)



Illustrative only. Not to scale.



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Note: While Thorntons make every effort to ensure that all particulars are correct, no guarantee is given and any potential purchasers should satisfy themselves as to the accuracy of all information.

Floor plans or maps reproduced within this schedule are not to scale, and are designed to be indicative only of the layout and location of the property advertised.

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