



3C Kinnoull Street,  
Perth PH1 5EN

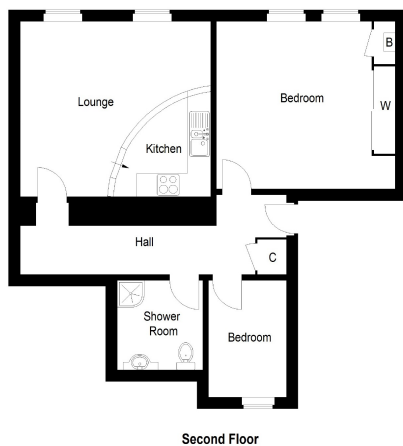
Offers Around  
£100,000

- 2 Bedrooms
- Contemporary Lounge/Kitchen
- Shower Room
- Gas Fired Central Heating
- Neutral Decor & Carpeting Throughout
- Main Door Secure Entry System



This is a second floor, 2 bedroom flat located within the city centre of Perth. The building is within close proximity to a wide range of business, social and leisure outlets all within short walking distance from the building as well as commuter bus routes. The property comprises two bedrooms, the larger having fitted wardrobe units, there is a modern designed lounge/kitchen area which has high ceilings and inset ceiling spotlighting and an attractive curved kitchen work surface and eating area. The flat is heated by a gas fired central heating system. Further features include single glazed sash windows with wood panel window surrounds, a main door secure entry system into the building, Neutral floor coverings and decor throughout. Viewing is highly recommended to appreciate the generous dimensions of the property as well as the proximity of a range of the city centre amenities. EPC-C.

Hallway	3'10 x 22'6	(1.17m x 6.86m)
Lounge/Kitchen	16' x 14'9	(4.88m x 4.50m)
Shower Room	6'11 x 6'10	(2.11m x 2.08m)
Bedroom	6'4 x 9'1	(1.93m x 2.77m)
Bedroom	14'11 x 14'1	(4.55m x 4.29m)



Second Floor

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