



1A South Inch Court, Perth, PH2 8BG

Offers over £145,000

Kippen  Campbell ^{LLP}
Estate Agents Your legal and property shield.

South Inch Court is a prestigious development completed in 2000. This ground floor apartment is in good decorative order throughout having just been freshly painted and is in move-in condition. Key features of this property are gas central heating, double glazing, secure entry phone system and excellent parking facilities for residents and visitors. The property will appeal to a wide range of purchasers as viewing will confirm.

South Inch Court is within walking distance of Perth city centre and all its excellent leisure and shopping facilities. The South Inch Park is nearby for walking and cycling. The close proximity of the M90 motorway makes it an ideal location for commuting to Edinburgh, Glasgow and throughout the Central Belt.



DESCRIPTION

The welcoming hall gives access to all the accommodation. There are two storage cupboards, one is a large walk-in cupboard.

The bright and spacious lounge has two front facing double glazed windows.

The kitchen is fitted with a range wall and base units with splash back tiling and 1½ stainless steel sink. Appliances comprise gas hob with extractor hood above and electric oven. Front facing double glazed window.

Bedroom 1 is a good sized double bedroom with rear facing twin double glazed windows. There is a built-in wardrobe with mirror sliding doors.

The ensuite shower room is partly tiled and fitted with a WC, wash hand basin and separate shower cubicle. Extractor fan.

Bedroom 2 is also located to the rear of the property with a double glazed window.

The partly tiled bathroom is fitted with WC and wash hand basin in a vanity unit and bath. Extractor fan.



EXTERNAL

There is a private parking space for each apartment and an area for visitors parking. The communal grounds are very well tended and there is a factoring charge to cover the cost of garden maintenance. The charge, currently in the region of £86 per month also covers the cost of Building Insurance and the maintenance of all the communal areas.

MEASUREMENTS

Lounge - 13'7 x 11'5 (4.14m x 3.48m)

Kitchen - 8'6 x 8'2 (2.59m x 2.49m)

Bedroom 1 - 11'5 x 9'8 (3.48m x 2.95m) (max measurements)

Ensuite Shower Room - 7'0 x 5'0 (2.13m x 1.52m)

Bedroom 2 - 9'0 x 7'6 (2.74m x 2.29m)

Bathroom - 7'1 x 6'0 (2.16m x 1.83m)

ITEMS INCLUDED

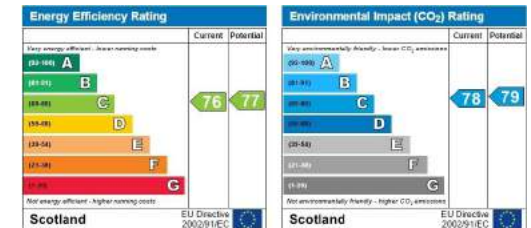
All floor coverings and blinds where fitted.

VIEWING

If you wish to view this property or require further information please contact our office on 01738 638283.

NOTES

Any electrical appliances including any central heating systems are not warranted by the agents. Purchasers should satisfy themselves as to their condition. The measurements have been taken by an ultrasonic distance measurer and are therefore approximate.



You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

62 South Street, Perth, PH2 8PD

T: 01738 638283

F:

claire@kippenandcampbell.co.uk

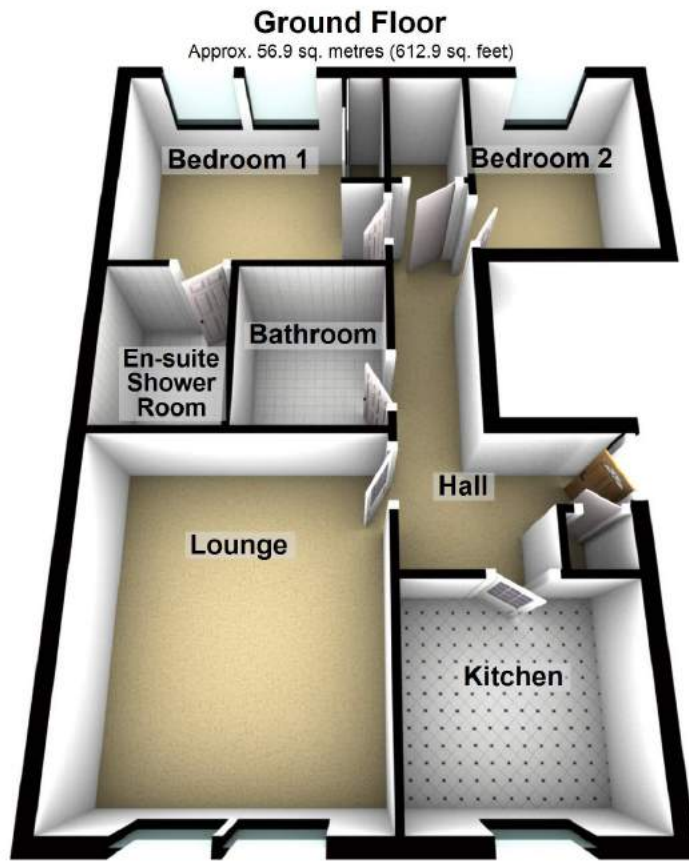
www.kippenandcampbell.co.uk

Zoopla.co.uk

SPC SCOTLAND
spcsotland.co.uk

Perthshire Solicitors
Property Centre

Kippen  Campbell LLP
Your legal and property shield.
Estate Agents



Total area: approx. 56.9 sq. metres (612.9 sq. feet)

