





Third-floor apartment with high-spec interiors & magnificent views

Enjoying all the city has to offer virtually on the doorstep, this two-bedroom, two-bathroom third-floor apartment in the centre of Perth promises a luxurious contemporary home with tasteful neutral interiors, an impressive open-plan living area and a sweeping curved frontage whose windows capture stunning views. The exclusive waterside development sits within manicured communal garden grounds and provides convenient allocated parking.



The apartment is reached via a secure entry system and a communal lift service to the third floor. Here, the front door opens into a spacious entrance hall with rich wood flooring and two useful storage cupboards. Leading off the hall is the social heart of the home, an open-plan living/dining area and kitchen with extensive glazing framing far-reaching views. This congenial room incorporates a generous wood-floored area with versatility for numerous comfortable seating and dining furniture arrangements, set beside a stylish kitchen.



Features

- Envidable city centre address
- Contemporary waterside development
- High-spec interiors & magnificent views
- Third-floor apartment with curved frontage
- Secure entry system & lift service
- Spacious entrance hall with storage
- Open-plan living/dining room & integrated kitchen
- 2 Double bedrooms with storage
- En-suite shower room
- Family bathroom
- Well-maintained communal gardens
- Allocated parking
- GCH & DG
- EPC Rating - B



Appointed in a handsome shade of walnut with coordinating Karndean flooring, the kitchen features a selection of cabinets and an illuminated workspace, visually divided from the living area by a central breakfasting island. The immaculate space is neatly integrated with an oven, a gas hob with a statement island hood, a dishwasher, a fridge, a freezer, and a washing machine.





2 Double bedrooms with storage

Also benefiting from the home's scenic outlook are two comfortably carpeted double bedrooms equipped with stylishly-fronted fitted wardrobes.

The principal bedroom enjoys the added luxury of a chic en-suite shower room, tiled in all-white. A similarly-styled family bathroom completes the accommodation and includes a WC-suite and a shower-over-bath. Excellent insulation, gas central heating and double glazing create an exceptionally warm and efficient home.



Well-maintained communal gardens

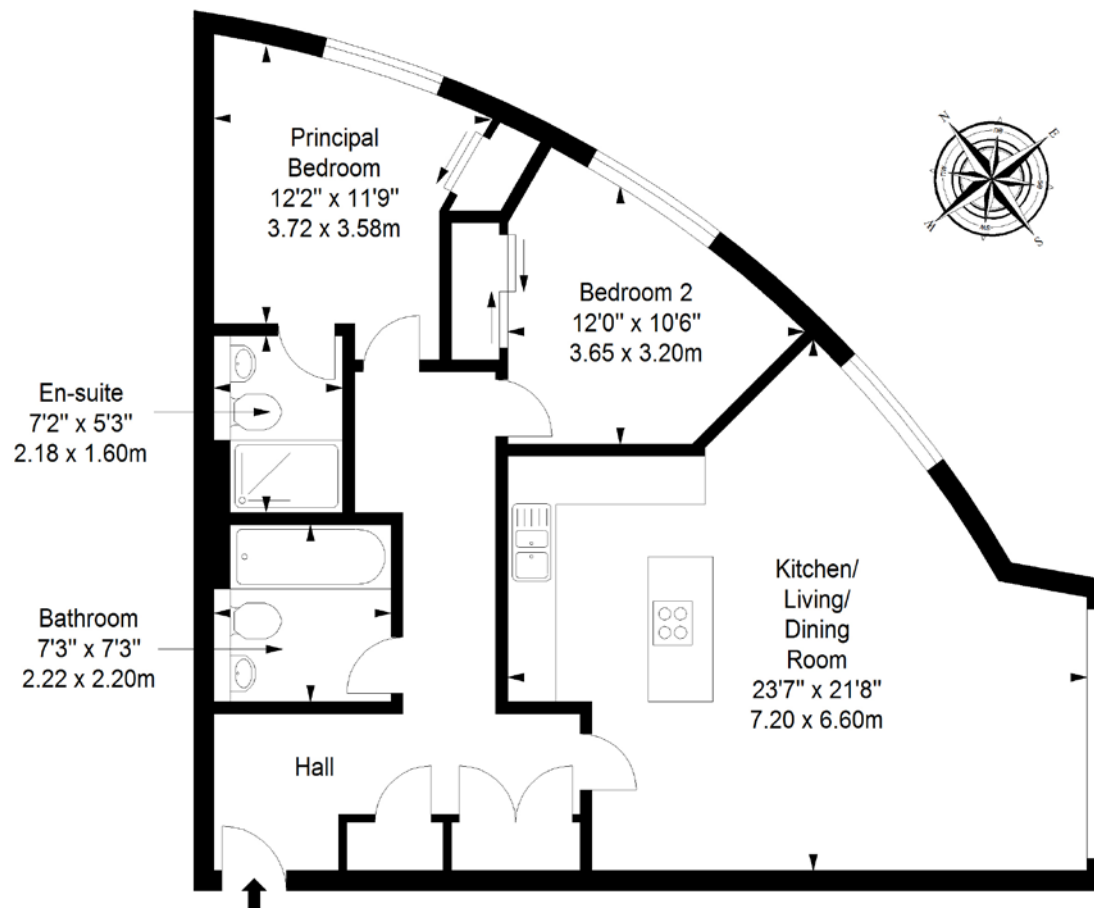
Externally, the desirable development offers its residents access to well-maintained garden grounds featuring manicured waterside lawns, as well as private parking with a space allocated to the property.

Extras: All fitted floor and window coverings, light fittings, and integrated goods are included in the sale.

Perth

Positioned on the banks of the River Tay and surrounded by spectacular countryside, Perth is a vibrant hub in central Scotland and is known as the 'Gateway to the Highlands'. The historic county town and former Royal Burgh has long been the commercial and cultural centre of Perthshire, however it was finally granted city status on 6 July 2016 as part of the Queen's Diamond Jubilee celebrations. Perth attracts tourists all year round, with no shortage of activities to suit every taste: exploring ancient castles and palaces, conquering the surrounding hills and mountains, or sampling first-class food and drink at local restaurants, pubs and distilleries. World-famous Scone Palace – the crowning place of Scotland's kings – is on the outskirts of the city. Perth is served by a number of primary and secondary schools, and there are also several independent schools in and around the city. Perth provides excellent road and rail links for travel across central Scotland and into the Highlands. The M90 allows convenient travel southwards and connections for Edinburgh and Glasgow, while Perth station offers frequent services to all major cities in Scotland, as well as a Caledonia Sleeper service to London.

Third Floor
Approx. 82.9 sq. metres (892.3 sq. feet)



Total area: approx. 82.9 sq. metres (892.3 sq. feet)