

A three-story stone house with a bay window and satellite dishes. The house is built of light-colored stone blocks and has a dark grey roof with several dormer windows. A large green hedge runs along the front of the property, and a stone wall is visible in the foreground. The sky is blue with some white clouds.

# Portolio

**11 JEANFIELD ROAD**

Perth, PH1 1PG

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**Offers in Region of £64,999**

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This ground-floor flat is a bright and airy one-bedroom residence that enjoys a neutral palette of décor throughout. The flat further benefits from a spacious living area, a well-appointed kitchen, and a three-piece shower room. Furthermore, this property has a desirable location in Perth, situated within easy reach of amenities, idyllic green spaces, and transport links, as well as the Perth Royal Infirmary.



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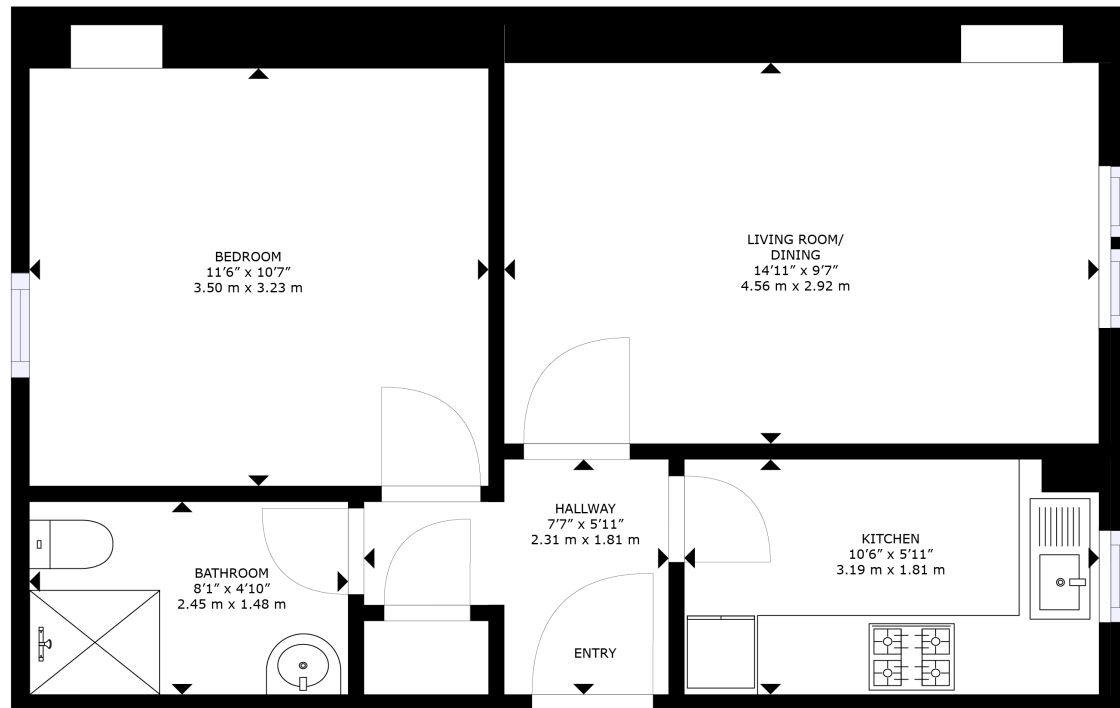
Inside, you are greeted by a welcoming entrance hall that has a built-in storage cupboard. Directly ahead is the living and dining room. This reception area enjoys a spacious footprint for lounge furniture and a table and chairs. It is decorated in crisp white and laid with a fitted carpet, creating a comfortable setting for everyday use – one that is easy to style. Twin windows ensure a light-filled ambience, whilst a built-in display cupboard completes the space. The kitchen is adjacent, sporting an excellent range of modern cabinets and stone-inspired worktops, fitted in an L-shape. Splashback panels that match the countertops finish the look. A ceramic hob and oven come integrated, alongside room for freestanding appliances. Meanwhile, the double bedroom is well-proportioned to accommodate a choice of bedside furnishings. The space mirrors the aesthetic of the living area too, enhancing a bright and airy ambience. Finally, the accommodation is completed by a three-piece shower room, which is enveloped in easy-to-clean wet walling. It is fitted with a toilet, a washbasin, and a step-in shower cubicle. The property has gas central heating and double glazing throughout. Outside, the flat has a private front garden and a communal rear garden. Parking in the area is also on street and unrestricted.

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## FEATURES

- Buy-to-let Investment
- Tenanted & Fully Compliant
- 1 Bedroom
- Home Report £68,500
- Current Rental £494pm
- Current Yield 9.1%
- EPC Rating: D
- 40 sq m
- Unfurnished Let
- Price Includes Inventory Items & Safety Certificates



FLOOR PLAN

GROSS INTERNAL AREA  
FLOOR PLAN: 429 sq. ft. 40 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



### DISCLAIMER

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.