



**Thorntons**   
The right way to move

## 26 Needless Road

Perth, PH2 0LD





## Summary

This well-presented upper flat forms part of a handsome, traditional terrace in Perth and offers bright and spacious interiors, enhanced by modern fixtures and fittings and mostly neutral décor. The two-bedroom home is sure to appeal to first-time buyers, professionals, couples, small families, and rental investors alike. Furthermore, it benefits from easy access to Perth's excellent amenities, such as shops, including well-known stores and independent retailers, schools at primary and secondary levels, transport links including a train station, a selection of cafés, restaurants, and bars, and a wealth of green space.

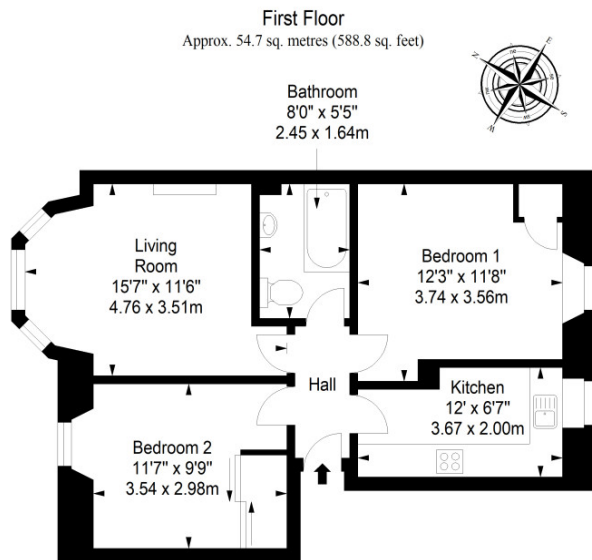
Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale.

## Features

- Traditional upper flat in Perth
- Well-presented interiors and tasteful décor
- Shared entrance and stairwell
- Welcoming hallway
- Elegant living room with bay window and fireplace
- Attractive, modern kitchen
- Two bright and spacious double bedrooms with built-in storage
- Modern bathroom with shower-over-bath
- Access to a shared rear garden
- Unrestricted on-street parking
- Gas central heating and double glazing



# Floorplan



Total area: approx. 54.7 sq. metres (588.8 sq. feet)

# Thorntons

The right way to move

## Our Branches

### ANSTRUTHER

5A Shore Street, Anstruther, KY10 3EA  
01333 310481  
anstrutherea@thorntons-law.co.uk

### DUNDEE

Whitehall House, 33 Yeaman Shore  
Dundee DD1 4BJ  
01382 200099  
dundeesea@thorntons-law.co.uk

### ARBROATH

165 High Street, Arbroath, DD1 1DR  
01241 876633  
arbroathea@thorntons-law.co.uk

### FORFAR

53 East High Street, Forfar, DD8 2EL  
01307 466886  
forfarea@thorntons-law.co.uk

### BONNYRIGG

3-7 High Street, Bonnyrigg, EH19 2DA  
0131 663 7135  
bonnyriggea@thorntons-law.co.uk

### MONTROSE

55 High Street, Montrose, DD10 8LR  
01674 673444  
montrosesea@thorntons-law.co.uk

### EDINBURGH

Citypoint, 3rd Floor, 65 Haymarket  
Terrace, Edinburgh, EH12 5HD  
0131 297 5980  
edinburghea@thorntons-law.co.uk

### PERTH

7 Whitefriars Crescent, Perth, PH2 0PA  
01738 443456  
perthea@thorntons-law.co.uk

### CUPAR

49 Bonnygate, Cupar, KY15 4BY  
01334 656564  
cuparea@thorntons-law.co.uk

### ST ANDREWS

17-21 Bell Street, St Andrews, KY16 9UR  
01334 474200  
standrewsea@thorntons-law.co.uk

While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

Thorntons is a trading name of Thorntons Law LLP Regulated by The Law Society of Scotland



@ThorntonsPropertyServices



@thorntonsproperty



@ThorntonsPS