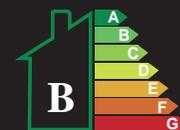




**FLAT 8, HOWARDS COURT, CALEDONIAN ROAD, PERTH, PH1 5NJ**  
***FIXED PRICE £120,000***



**Blackadders**





### **DESCRIPTION**

Blackadders are delighted to offer to the market this highly desirable upper apartment affording easily managed and comfortable accommodation throughout. The property is particularly well sited lying within the heart of the city centre only a short distance from local shopping facilities, restaurants and amenities. The subjects are presented to the market in move in condition with accommodation comprising: entrance vestibule, hallway, lounge with Juliet balcony, kitchen, large double bedroom and bathroom. The lounge lies to the front with sliding patio doors which lead to the balcony and the double bedroom also lies to the front with double fitted wardrobes. The kitchen is well equipped with fitted wall and floor storage units and wipe clean work surfaces and includes a four burner hob, oven and extractor along with fridge freezer and dishwasher. The spacious bathroom has a three piece white contemporary suite with mixer shower, extensive tiling, heated towel rail and expelair.

The spacious reception hallway has a useful double fitted cupboard and access via a secure entry phone and entrance vestibule.

The subjects are of high amenity featuring designated private secure car parking for one car, a lift, secure entry phone system, gas central heating and sealed unit double glazing.

All new fitted carpets and floor coverings are to be included within the sale price.

We are advised that there is a monthly factoring charge for the maintenance of the common areas, lighting and lift. For further details please contact our Perth office.

This is a particular well managed, superior flat making internal viewing essential.



### **OVERVIEW**

**SECOND FLOOR FLAT**

**POPULAR LOCATION**

**LOUNGE**

**KITCHEN**

**DOUBLE BEDROOM**

**BATHROOM**

**GAS CENTRAL HEATING**

**DOUBLE GLAZING**

**SECURE ENTRY SYSTEM**

**PRIVATE SECURE PARKING**

**LIFT**

### **ACCOMMODATION**

**(Measurements are approx)**

**LOUNGE 12'10" X 15'9" (3.9M X 4.8M)**

**KITCHEN 8'4" X 10'7" (2.5M X 3.2M)**

**BEDROOM 8'10" X 15'9" (2.6M X 4.8M)**

**BATHROOM 8'4" X 7'5" (2.5M X 2.2M)**





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#### CONTACT

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#### DISCLAIMER

Entry by mutual arrangement. Viewing strictly through selling agents. Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract or offer nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital tape. If there is any part of these particulars that you find misleading or simply wish clarification on, please contact our office for assistance.

**Blackadders**