



2/2 METHVEN MEWS, 55 SOUTH METHVEN STREET, PERTH PH1 5NX – GUIDE PRICE £80,000

## GENERAL DESCRIPTION

This spacious 2<sup>nd</sup> floor Flat is situated in the heart of the city with all of Perth's shopping, business and leisure amenities 'on the doorstep' and both the main bus and rail stations are within easy walking distance. Access to the outer ring motorway network is close by at Inveralmond and Broxden roundabouts providing easy commuting to all major cities and airports in the central belt and north.

## ACCOMMODATION

The property itself has been recently upgraded by the current owners and includes a new kitchen, shower room, electric radiators and freshly painted décor and neutral flooring throughout. The accommodation is spacious and light and would make either an ideal first buy or buy to let opportunity. Entry is by a central door through freshly painted communal areas and staircase to the 2<sup>nd</sup> floor where the accommodation comprises; a Z-shaped hallway with ½ height dado rail and neutral carpeting to a bright and spacious lounge with picture window and roof top views. The modern breakfasting-kitchen is fitted with a range of maple-effect wall & base units with contrasting worktops, space for casual dining and timber-effect vinyl flooring. Appliances include a ceramic hob, electric oven with stainless steel extractor above, and integrated fridge-freezer, larder fridge and plumbed for automatic washing machine. There are 3 double bedrooms all with fitted Louvre-style wardrobes and room for furniture and the master also has triple mirrored wardrobes. There is a modern shower room, fitted with a white suite with inset basin with built-in cupboards below and marble effect worktop, tiled splash back, wall-mounted mirror and illuminated shaver point, timber effect vinyl flooring and spotlighting and a new shower enclosure with black sparkle wet wall panels, electric shower and bi-folding door. Electric heating is installed, all windows are double glazed and there is fresh neutral decoration and ample storage throughout. This delightful and versatile property will no doubt appeal to a wide variety of purchasers and would make either an ideal first buy or buy to let opportunity. Early viewing is highly recommended.

**Home Report valuation £80,000.**



## EXTERNAL

Although there is no private parking with the property an annual permit can be obtained from Perth & Kinross Council.

## GENERAL INFORMATION

It is proposed to include all fitted floor coverings, carpets, curtains, blinds and light fittings in the sale, together with the appliances as stated in the schedule.

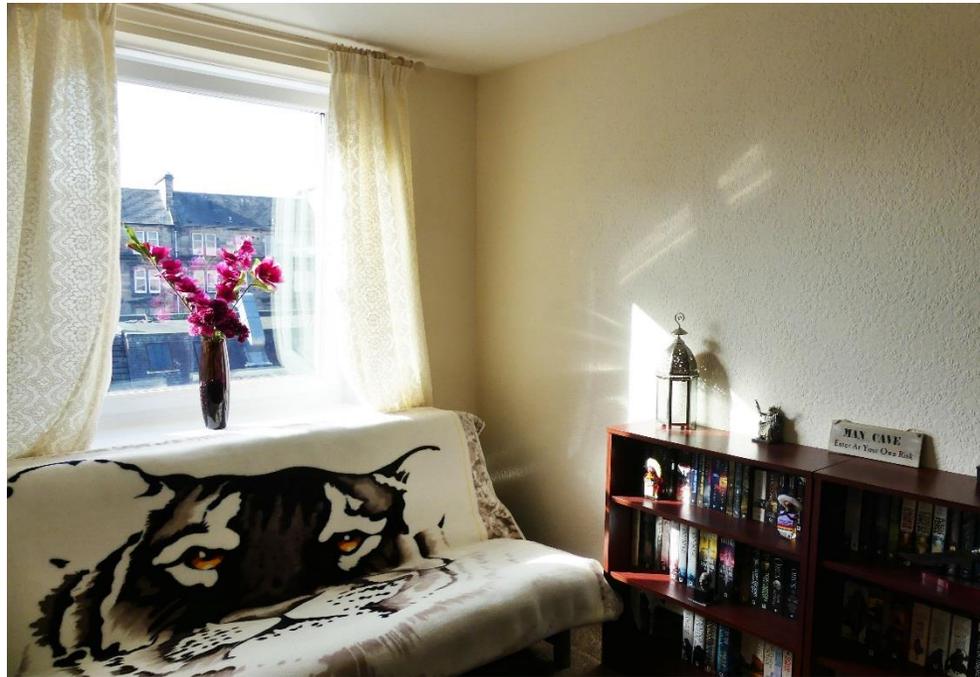






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## ROOM SIZES

Z-SHAPED HALLWAY 2'9" x 25'6" x 6'10" x 8'4" 0.83m x 7'7" x 2.08m x 2.54m max approx.

LOUNGE 12'9" x 11'7" 3.89m x 3.53m approx.

BREAKFASTING KITCHEN 12'4" x 7'4" 3.76m x 2.24m approx.

BEDROOM 1 10'8" x 8'4" 3.25m x 2.54m approx.

BEDROOM 2 10'7" x 9' 3.23m x 2.74m approx.

BEDROOM 3/STUDY 11'6" x 8'1" 3.51m x 2.46m approx.

SHOWER ROOM 7' x 5'6" 2.13m x 1.68m approx.

## HOME REPORT ACCESS:

[www.packdetails.com](http://www.packdetails.com)

Reference: HP582149

Postcode: PH1 5NX

## LOCATION

Entrance is through a lane between the Bingo Hall and Children's shoe shop. Walk straight along past the wall, past the PUSH offices and there are steps up to a central door with sign for 'Polish me Pretty'. Take this door through the communal hall and stairs to the 2<sup>nd</sup> floor. Turn right on the landing, through the door and Flat 2/2 is on the right hand side.

Entry: By arrangement.

Council Tax: Band C.

EPC Rating: Band C.

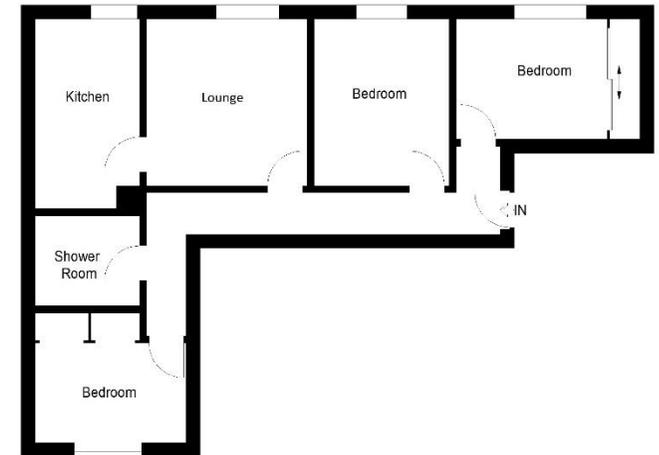
To View: Contact solicitor 01738 635300.

To View: Contact PSPC 01738 635301.

PSPC opens 7 days a week.

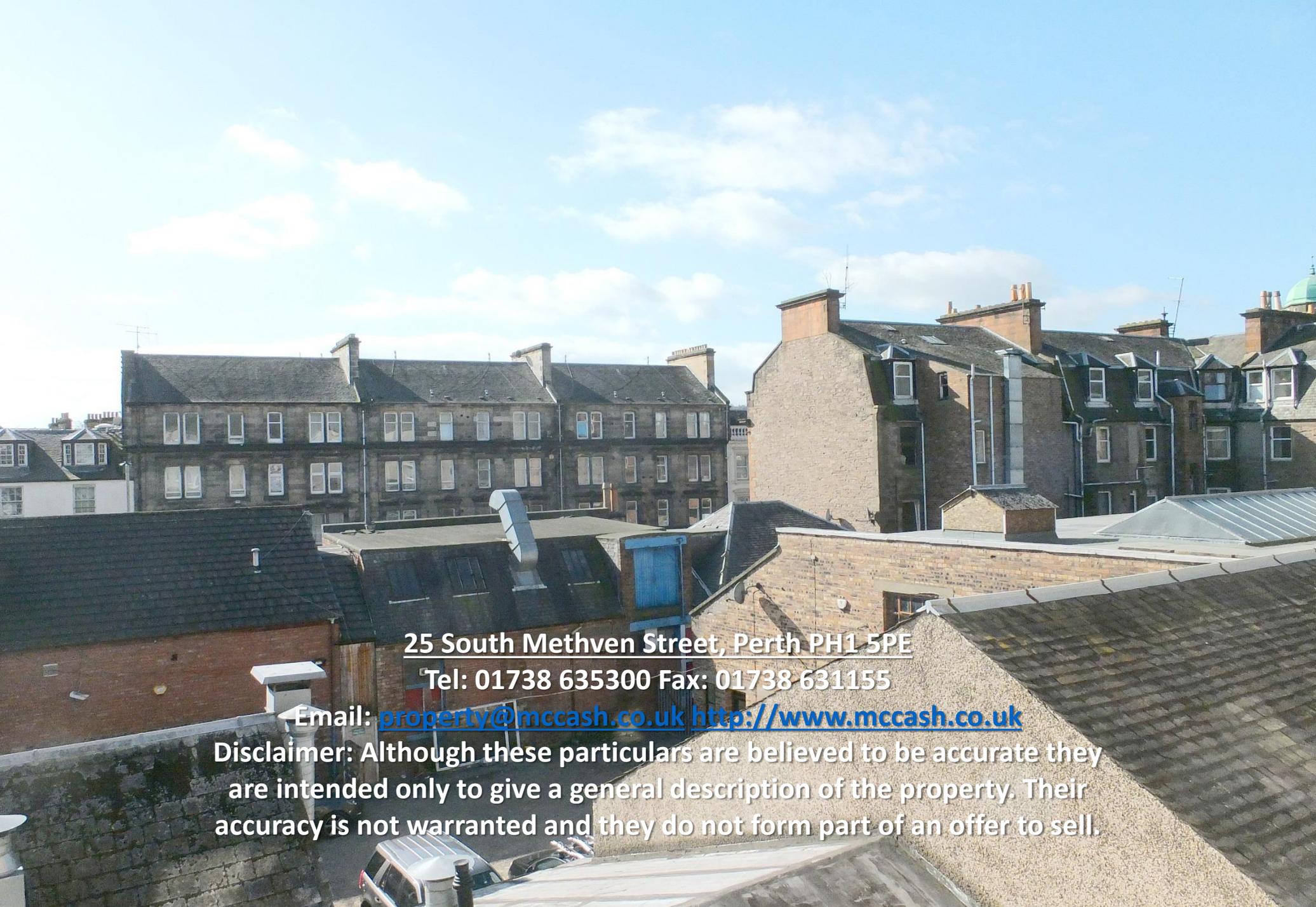
McCash & Hunter Ref: CN/MP/2MM

PSPC Area: Perth



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**Disclaimer: Although these particulars are believed to be accurate they are intended only to give a general description of the property. Their accuracy is not warranted and they do not form part of an offer to sell.**