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15f Stormont Street, Perth PH1 5NW

Offers Around £89,500

- Spacious 2nd Floor Town Flat
- Immaculate Condition
- Close to City Centre
- Good "Buy to Let" Investment
- Gas C.H. & Double Glazing
- Annual Parking Permit £110
- Shared Drying Green
- Close to Parklands & Golf Course
- Immediate Entry
- 2 Double Bedrooms
- Quiet Residential Area
- Lovely Views
- Modern Fitted Kitchen
- Spacious Rooms
- Energy Efficient
- 2 Secure Storage Sheds
- EPC Rating - C
- Schools & Shops Nearby

Viewing By Appointment:

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DESCRIPTION: This attractive and spacious, 2nd floor flat is located in a quiet area of Perth but very close to the City centre. There are two double bedrooms, a spacious lounge with attractive views, modern fitted kitchen, bathroom with shower and all connected by a hallway with storage cupboards. The flat has efficient gas central heating, is double glazed, tastefully decorated and in immaculate condition. At the rear a is shared garden with drying green and there are two secure sheds, one on the ground floor, the other on the landing. There is plenty of parking nearby and a residents permit is available from the Council, for £110 per annum. Stormont Street is a quiet area, but just a short stroll from a variety of good schools, the North Inch, theatres, restaurants and shops. The apartment would be suitable for first time buyers, or as a "Buy to Let" investment and is available for immediate entry.



HALLWAY: Entry from Stormont Street is via a common hallway and stair which is well lit by the large stairwell windows. The apartment is on the second floor where a secure UPVC door opens into the hallway. Laminate flooring extends through to the kitchen, there is an area to the right for hanging outdoor clothes and a large double cupboard. There are fire and smoke alarms throughout the property.



SITTING ROOM: (4.6m x 3.8m) Here there is a fitted carpet, TV point and double glazed window with pleasant views toward the North Inch. On one wall is the original tiled, fireplace which has been connected to the gas mains in the past and could be reconnected to provide a living gas fire. Beside this is a press cupboard.



KITCHEN: (4.2m x 2.1m) Situated at the end of the hallway and fitted with the same laminate flooring. There are fitted, white base and wall units with pine effect laminate worktops and tiled splash back. A stainless steel sink sits next to the window overlooking the rear garden and Barossa Place. There is a storage cupboard with extractor fan in the corner next to the sink and the gas combi boiler sits on wall beside this. Opposite the door is room for a fridge freezer and opposite this is a breakfast bar and freestanding gas cooker. There is also space below the units for a washing machine.



BATHROOM: (3.2m x 1.5m) Fitted with a white suite and steel bath, over which is an electric Mira shower. The walls around the bath and shower are tiled and there are bathroom cabinets, radiator and lino flooring.

DOUBLE BEDROOM 1: (4.6m x 3.3m) With fitted carpet, and double glazed window overlooking the front of the property.

DOUBLE BEDROOM 2: (3.3m x 3.2m) Also with fitted carpet, and window overlooking the back garden.

GARDENS & EXTERIOR: The property is situated at the north end of Stormont Street on the corner with Barossa Place. A communal hallway leads around the back garden door, where there is a secure and dry brick storage cellar with timber door, which is allocated to the property. There is a similar sized cellar on the landing, beside the front entrance and both are large enough to store prams or bicycles. The shared drying green to rear is surrounded by walls and neighbouring building which make it quite secluded. Here there is a lawn and some mature shrubs and borders. Being west facing it is a pleasant place to sit out and enjoy the afternoon or evening sunshine.

LOCATION: Stormont Street is just a 5 minute walk from the City centre with all its shops, restaurants and entertainment options, yet this is a quiet residential area and the traffic is light. St Catherine's retail park is nearby as are Perth College and the Royal Infirmary which are approximately 1 mile to the west. Parks, sports facilities and other recreational opportunities are close by too and wonderful walks, including the nearby North Inch parkland with its ancient golf course and lovely riverside walkways. The "Fair City" of Perth is situated on the banks of the River Tay, in the heart of rural Scotland, yet only a one hour drive from Edinburgh and Glasgow. Dundee and Stirling are approximately thirty minutes drive away.

DIRECTIONS: Stormont Street is to the north of the City and accessed from Atholl Street or from Barossa Place. Alternatively, if you are viewing this on the web then please follow the link on our website.

Viewing by appointment only through Adams Property:

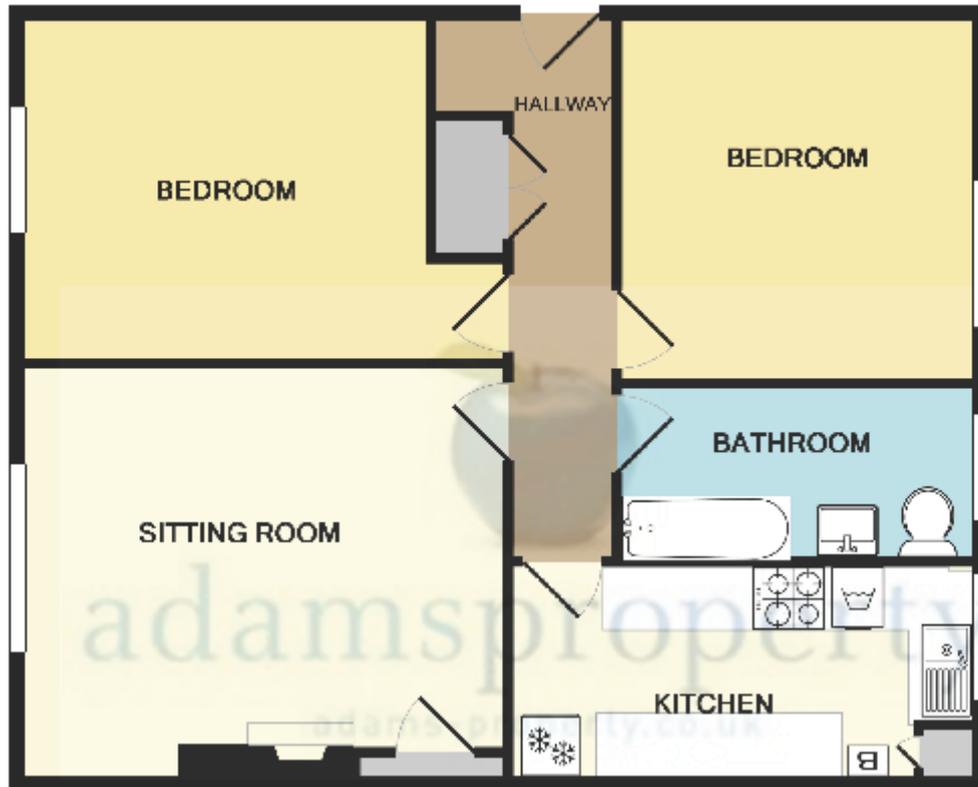
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Floorplan:



15F STORMONT STREET, PERTH PH1 5NW

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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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