

57/3 KING STREET  
PERTH, PH2 8JB

OFFERS OVER £165,000



IrvingGeddes  
W.S. • Solicitors • Estate Agents



Irving Geddes are delighted to offer this substantial top floor flat enjoying a sought-after location and a most pleasant outlook over the parkland of the South Inch. Offering spacious and flexible accommodation, including an attic level, the principle layout comprises; HALLWAY with walk in cupboard, large L-shaped LIVING ROOM with a beautiful aspect, KITCHEN, three BEDROOMS (one with STUDY off) and BATHROOM. Stairs from the kitchen lead to an attic area which has two attic rooms and substantial eaves storage. Externally, to the rear there is a good-sized out-building split into two store rooms.

The flat would benefit from a programme of modernisation, offering an excellent development opportunity. The property is warmed by gas central heating and is partially double-glazed.

57 King Street is full of character, generously proportioned, enjoying an excellent location and has huge potential. Early viewing is advised.

**Energy Performance:** Rated 'D'      **Council Tax:** Band 'E'.

**Video Tour:** [https://youtu.be/ph7jMzHm\\_8k](https://youtu.be/ph7jMzHm_8k)

**Viewings:** Strictly by appointment through Irving Geddes: 01764 653771















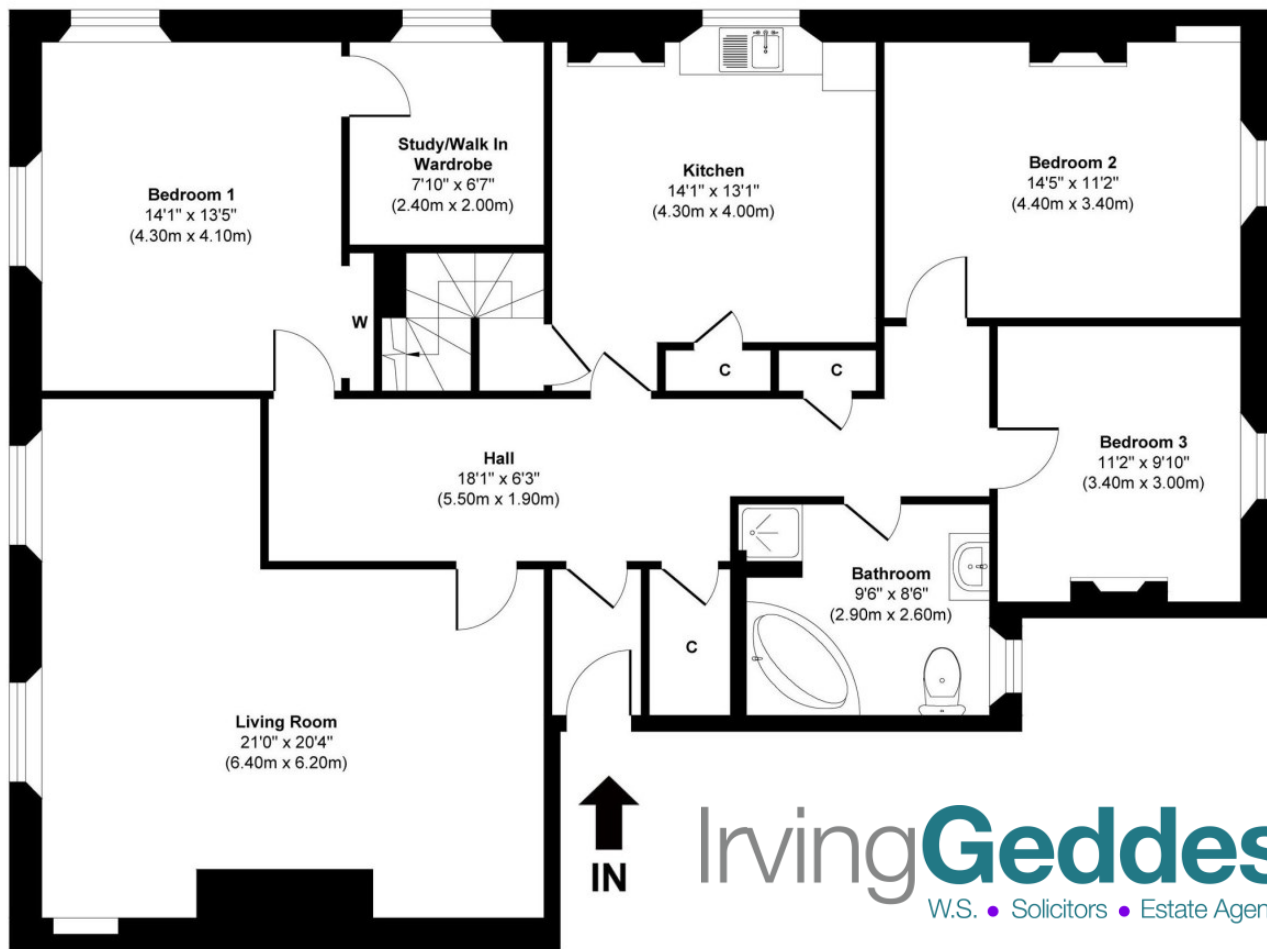




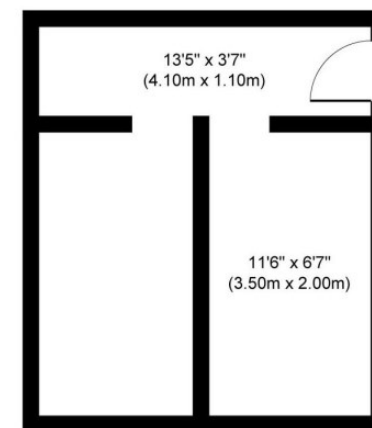




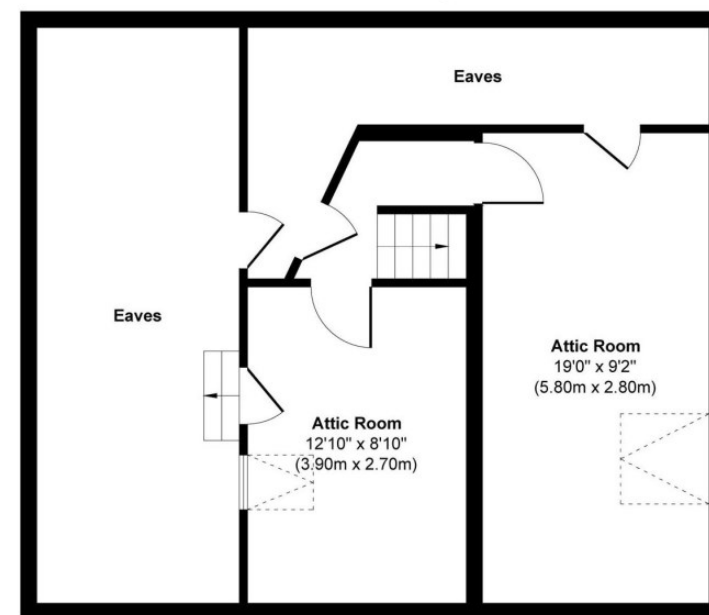




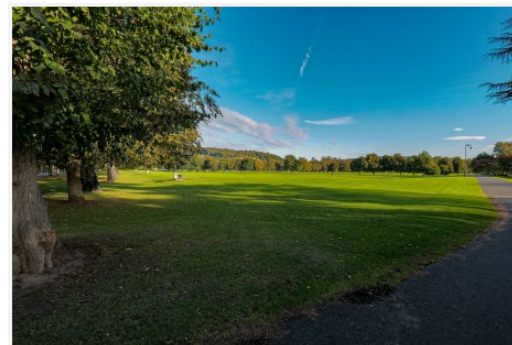
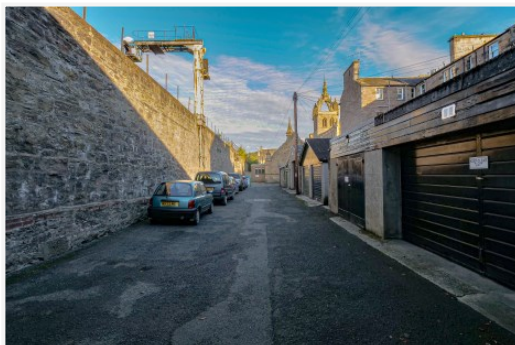
Ground Floor



Outbuilding



First Floor







**Crieff**

25 West High Street, PH7 4AU  
Tel: 01764 653771

**Comrie**

1 Drummond Street, PH6 2DW  
Tel: 01764 670325

**Aberfeldy**

6 The Square, PH15 2DD  
Tel: 01887 822722