





McEwan Fraser Legal

Solicitors & Estate Agents

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113E Jeanfield Road

PERTH, PERTHSHIRE, PH1 1LP







PERTH

Jeanfield Road is situated in a highly desirable and mature residential area of the city, close to Perth Royal Infirmary. Perth city centre is situated in the heart of Scotland and is a consistent winner of Beautiful Britain award. The silvery River Tay meanders through the city from its fishing banks upstream on its way to Dundee. The North and South Inch open the city to spring and summer walks and fairs. Perth is home to a community of eclectic retailers, atmospheric eateries, a bustling shopping centre, Theatre and Concert Hall.

The city centre offers all social and cultural facilities along with leisure amenities including sports centres and swimming pool. Perth has a wide range of independent shops as well as some of the high street brands and there is plenty for the outdoor enthusiast on the doorstep.

113E JEANFIELD ROAD

Prepare to be fabulously surprised by the scope, space and presentation of this superb top floor apartment.

An entry system allows access to a well-tended communal staircase. Once inside, you find two double bedrooms each with sliding mirrored wardrobes and two full bathrooms each complete with bath and shower over bath with screen, one is en-suite. The lounge is both elegant and well proportioned with a fire surround adding a focal point. Being meticulously presented in a neutral palette with a large window providing a pleasant cityscape aspect. This comfortably presented, warm living space is not only stylish but offers quality fittings and flooring.The contemporary kitchen offers the possibility to dine in style with space enough for table and chairs along with an array of cabinets at floor and wall height.

Externally, ample parking is available to the rear of the building with shared access to bin store.In summary, a stylish, contemporary, bright, quality home.



















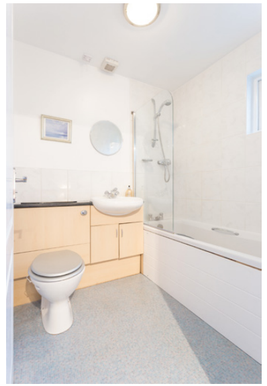












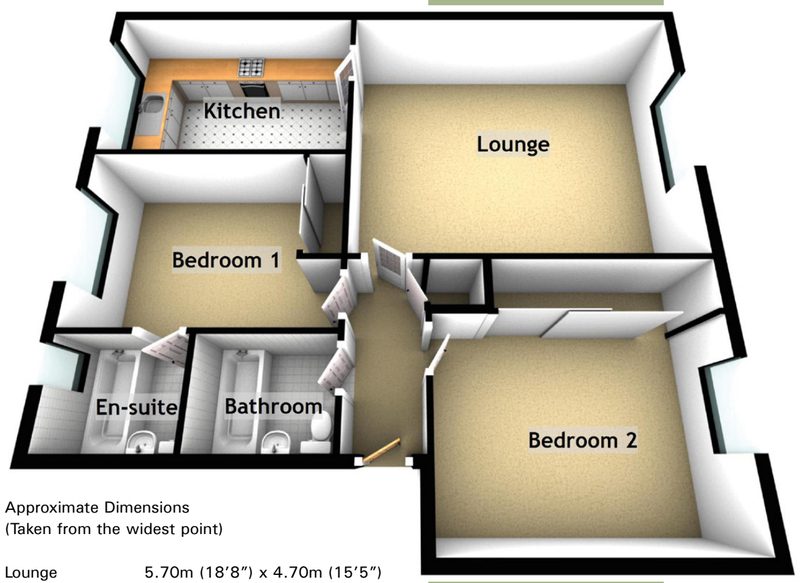


BATHROOMS AND BEDROOMS









Approximate Dimensions
(Taken from the widest point)

Lounge	5.70m (18'8") x 4.70m (15'5")
Kitchen	4.20m (13'9") x 2.80m (9'2")
Bedroom 1	4.20m (13'9") x 3.00m (9'10")
En-suite	2.00m (6'7") x 1.70m (5'7")
Bedroom 2	4.40m (14'5") x 4.19m (13'9")
Bathroom	2.00m (6'7") x 1.70m (5'7")

Gross internal floor area (m^2) - 79m^2

EPC Rating - C

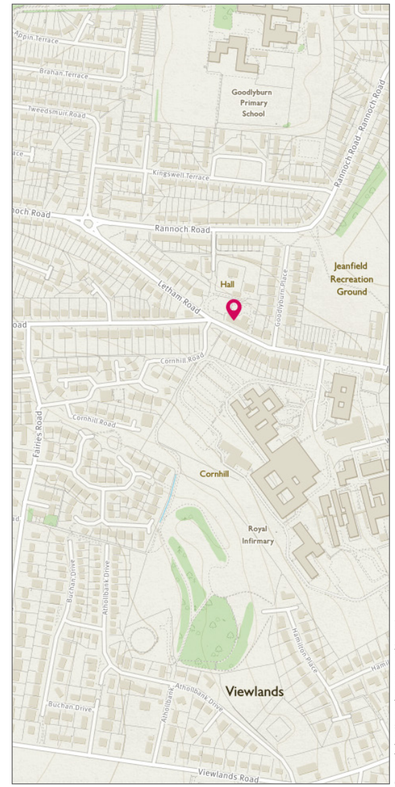


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Part Exchange Available

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GOLD
SCOTLAND ESTATE AGENCY of the YEAR 2014
THE SUNDAY TIMES
THE TIMES



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