





McEwan Fraser Legal

Solicitors & Estate Agents

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76 May Place

NORTH MUIRTON, PERTH, PERTHSHIRE, PH1 3BJ

NORTH MUIRTON, PERTH

Well presented three double bedroom terraced house, in move in condition

Sitting on the west banks of the River Tay, Perth city centre, the heart of Scotland, is a consistent winner of the Beautiful Britain award. It is home to a community of eclectic retailers, atmospheric eateries, a bustling shopping centre, theatre and concert hall.

In Perth city centre you can shop, eat and be entertained. The city centre offers all social and cultural facilities including theatre and concert hall. Perth has a wide range of independent shops as well as some of the high street brands. Perth's railway and bus stations can also be found within walking distance, as well as the picturesque South Inch Parklands.















Kinnoul Hill - Rodney Gardens -The River Tay - Black Watch Castle

76 MAY PLACE

Part Exchange available. We are delighted to offer onto the open market this well presented three double bedroom terraced house. Walk in to the entrance hall with stairs to the left and kitchen to the right.

The kitchen was refitted recently and comprises of a range of cream units with space for table and chairs. Space for upright fridge freezer, space and plumbing for a washing machine, space and plumbing for dishwasher and built-in oven with four ring gas hob, electric oven and extractor fan above.

The living room is a good size with views over the rear garden and ample space for furniture. Access from the living room leads to an inner hallway with access to the two-piece cloakroom and further storage area which could be utilised as a utility room with access to the rear garden.

Upstairs you have three double bedrooms with two of them enjoying fitted storage cupboards. The family bathroom has been refitted with a white suite with shower over bath. The property enjoys GFCH throughout and double glazed windows.

To the rear is a courtyard style garden which is a sun trap with access to parking through a wooden gate.

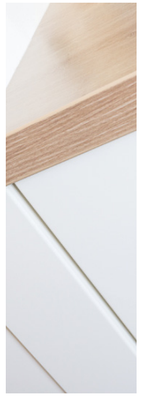
To the front is a well maintained garden with pathway leading to the front door.



















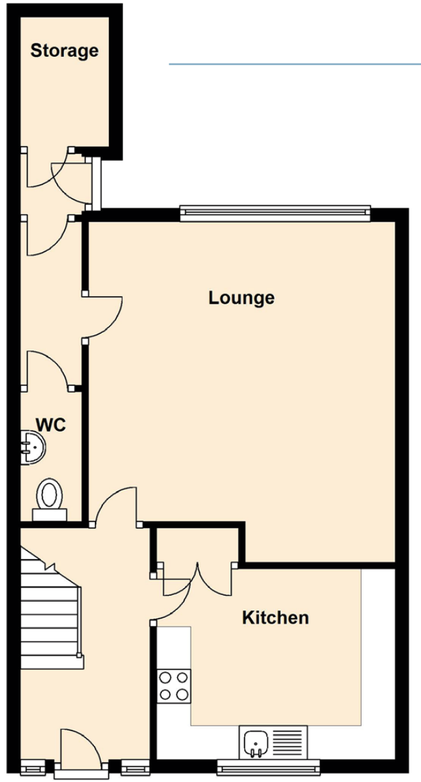


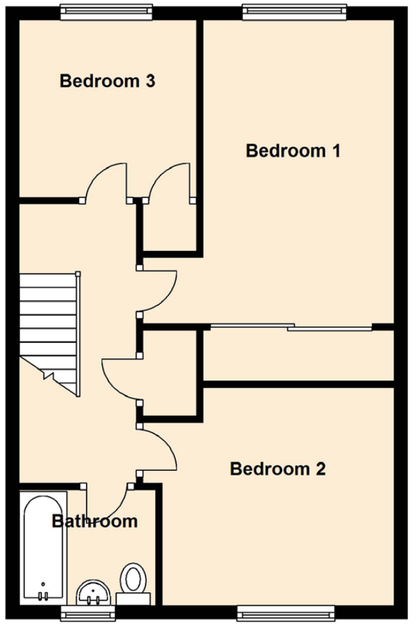












SPECIFICATIONS

Floor Plan - Dimensions - Location

Approximate Dimensions
(Taken from the widest point)

Lounge	4.50m (14'9") x 4.50m (14'9"))
Kitchen	3.50m (11'6") x 2.80m (9'2")
Bedroom 1	4.10m (13'5") x 2.90m (9'6")
Bedroom 2	3.40m (11'2") x 3.20m (10'6")
Bedroom 3	2.60m (8'6") x 2.60m (8'6")
Bathroom	2.00m (6'7") x 1.70m (5'7")
WC	1.90m (6'3") x 0.90m (2'11")

Gross internal floor area (m^2) - $85m^2$

EPC Rating - C

Extras
(Included in the sale)

Floor coverings and blinds are included within the sale.

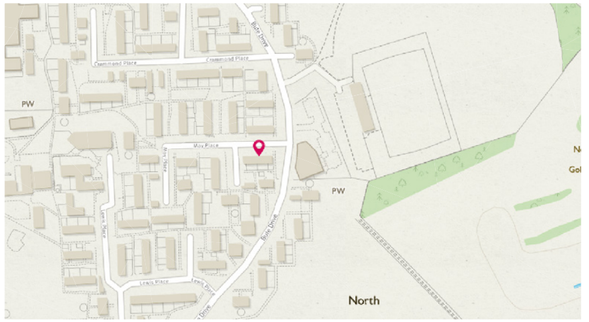


Image credit: https://www.ordnancesurvey.co.uk/osmaps/











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Part Exchange Available

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GOLD
SCOTLAND ESTATE AGENCY of the YEAR 2014
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