



31 MORRIS COURT  
PERTH PH1 2SZ

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A beautifully presented two bedroom first floor apartment enjoying a convenient location on the edge of Perth city centre. Offered to the market in walk in condition and decorated throughout in light neutral tones, the property also benefits from a secure entry system, excellent storage space, double-glazing and gas central heating.

The property is entered via a well maintained communal hallway leading to the private entrance to the property. A hallway gives access to all rooms of the accommodation and also features a large storage cupboard. The open plan lounge is a great size and there is also open access into a modern kitchen area fitted with a range of base and wall units with built in fridge-freezer, washing machine, electric oven, gas hob and extractor hood. The bathroom is fitted with WC, wash hand basin and bathtub and also features contemporary tiling to the walls. The master bedroom is a good sized double room with two built-in wardrobes and access to a stylish en-suite fitted with WC, wash hand basin and shower cubicle. Completing the accommodation is a further double bedroom, again with built-in storage space. Externally there is private parking for one vehicle and visitor parking available.

The City of Perth offers a wide range of local amenities including High Street shopping, supermarkets, recreational facilities and good schooling with a range of primary and secondary schools on offer. There are regular bus routes to surrounding areas and there is easy access to all major motorway networks leading to the larger cities of Dundee, Stirling, Edinburgh and Glasgow.

## AT A GLANCE

Two bedroom first floor apartment

Open plan lounge/ kitchen

Bathroom

Ensuite shower room

## THE FINER DETAIL

Gas central heating

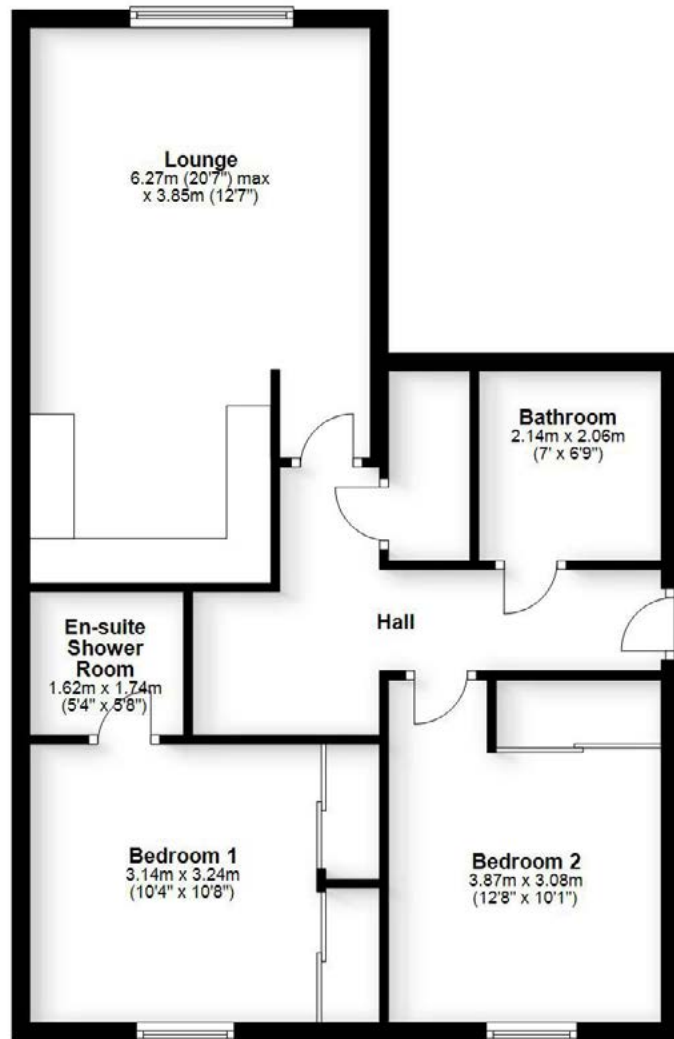
Double glazing

Excellent storage space

EPC Band B







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Approx gross internal area 721.182 sqft | 67 sqm  
Property reference XM1474

Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only. Floorplans are for illustration only and may not be to scale. All measurements are taken from longest and widest points.

Find out more contact Clyde Property Perth: 26 George Street, Perth PH1 5JR. T: 01738 507070 F: 01738 629439 E: perth@clydeproperty.co.uk

