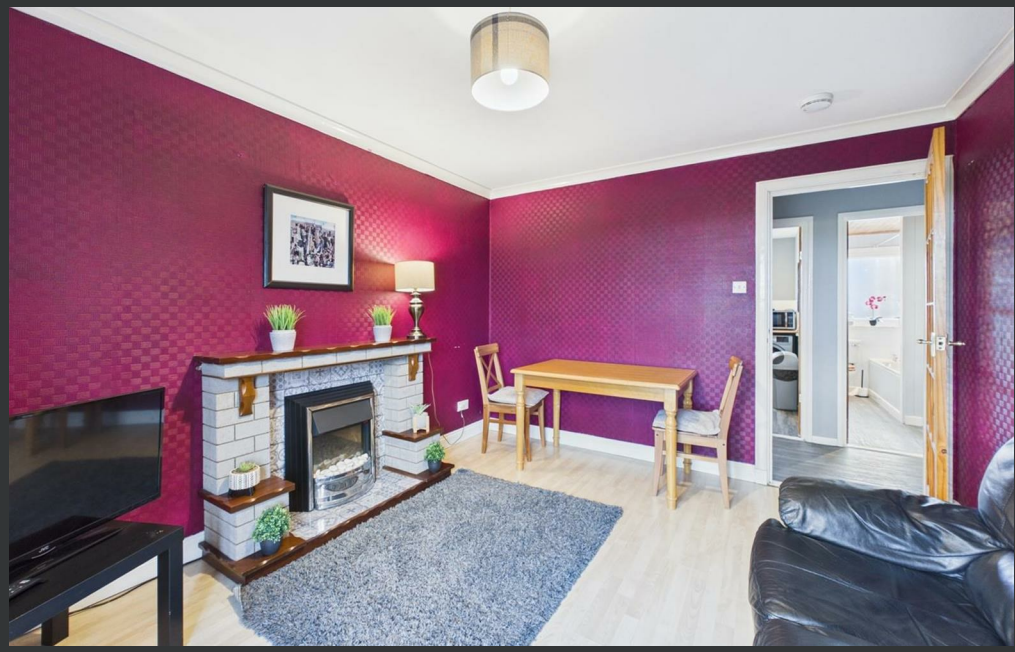


45 Grampian Court, Perth, PH1 2ST

Offers over £40,000

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45 Grampian Court
Perth, PH1 2ST

Offers over £40,000

- 50% Shared ownership
- Spacious living room
- Double bedroom
- Bathroom with shower
- Residents parking
- One-bedroom flat
- Separate fitted kitchen
- Mirrored fitted wardrobes
- Secure entry access
- Superb views

50% Shared Ownership - Enjoying an elevated position within the established Grampian Court development on Crieff Road, this attractive one-bedroom top floor flat offers well-proportioned accommodation, excellent storage and lovely open views across Perth and towards the surrounding countryside. Conveniently positioned for access to the city centre and local amenities, the property presents an appealing opportunity for first-time buyers or downsizers. The accommodation is accessed via an entrance hallway which connects to all the main rooms. The spacious living room provides plenty of room for both relaxing and dining, with a feature fireplace adding character and a large window allowing natural light to fill the space. The adjoining kitchen is fitted with a selection of contemporary grey units, complemented by generous worktop space and room for freestanding appliances. The double bedroom is particularly comfortable in size and benefits from fitted mirrored wardrobes, providing excellent storage. A bathroom with a three-piece suite completes the accommodation, while an additional cupboard offers further practical storage. One of the property's standout features is the attractive outlook from its elevated position, with views stretching across the surrounding rooftops and greenery. Offering comfortable accommodation in a convenient location, this is an excellent opportunity to secure an affordable home in Perth











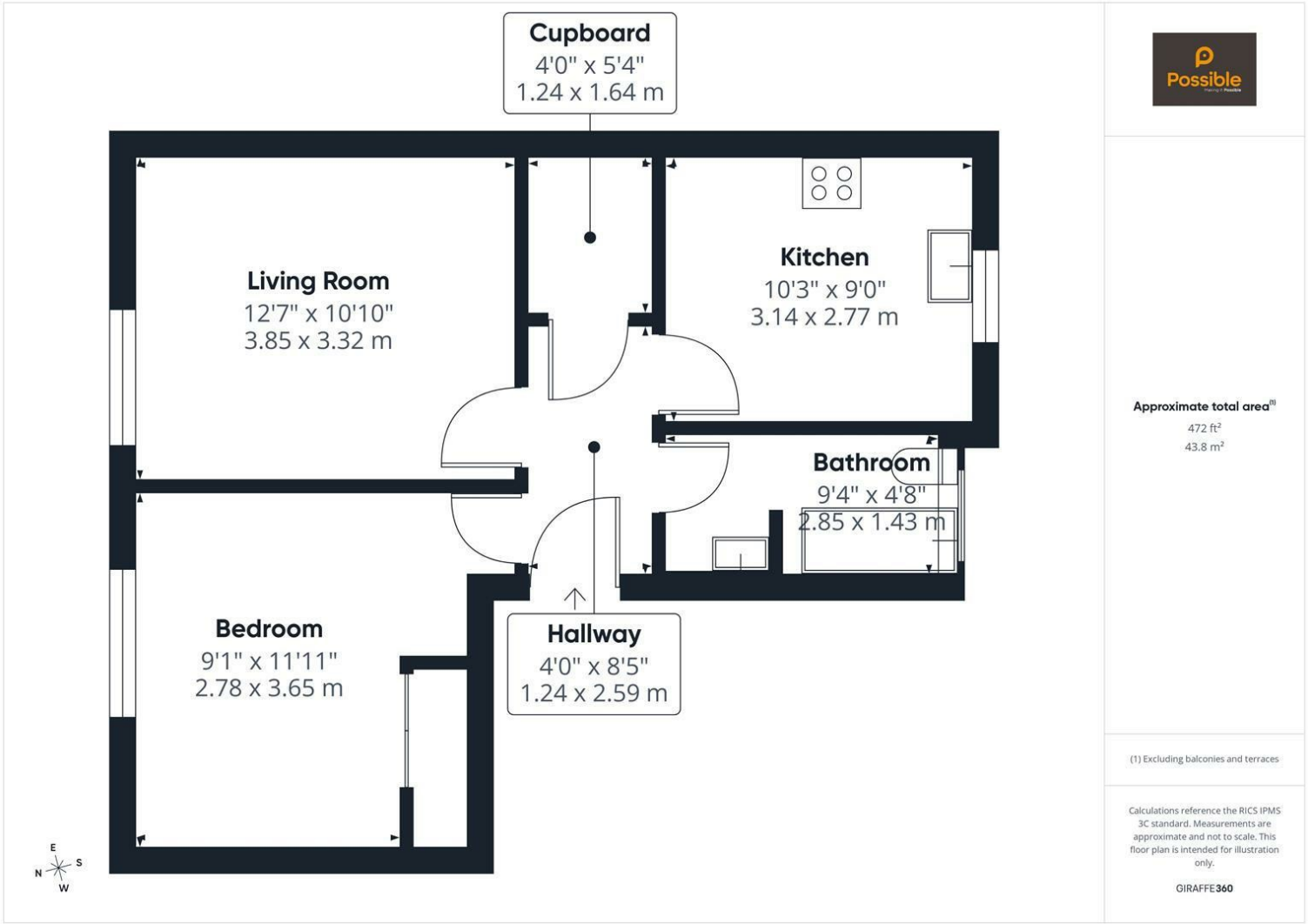


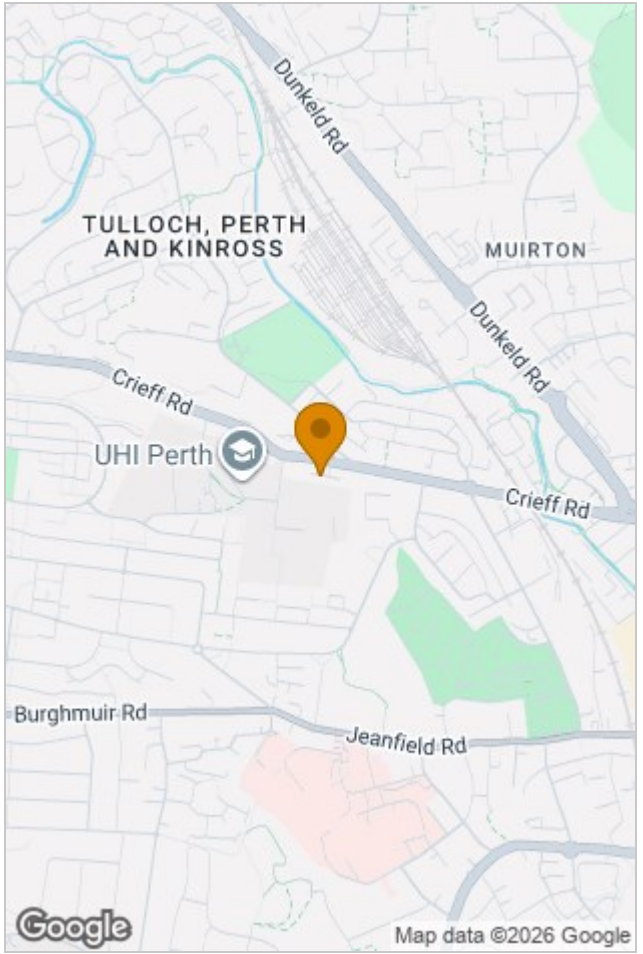
Location

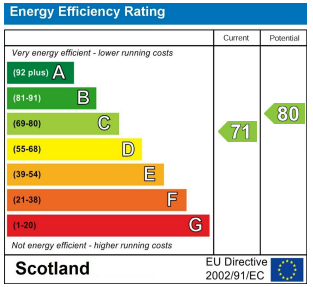
Grampian Court is situated on Crieff Road, providing convenient access to Perth city centre and the wider road network. The surrounding area offers a broad range of everyday amenities, with shops, supermarkets and other services readily accessible. Perth itself provides an extensive selection of restaurants, cafés, leisure facilities and cultural attractions, along with rail and bus connections to destinations across Scotland. The location also offers straightforward access towards the A9, making it well placed for commuting and for travelling north or south.

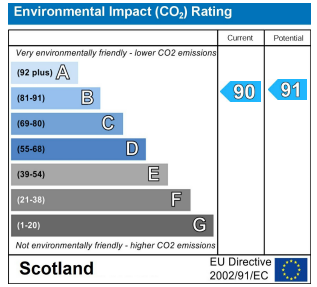












Viewing

Please contact our Perth Office on 01738 260 035
if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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