Simple Approach

Estate Agents







3 Monart Road, Perth

PH1 5US

Offers over £137,950

13-15 St Leonards Bridge, Perth, PH2 0DR
Tel: 01738 827864 Email: info@simpleapproachea.co.uk www.simpleapproachea.co.uk

3 Monart Road, Perth, PH1 5US

Welcome to this charming ground floor flat located on Monart Road in the picturesque city of Perth. This delightful property boasts a well-designed layout, featuring one inviting reception room that serves as the perfect space for relaxation and entertaining. The flat comprises two generous bedrooms, ensuring ample space for both rest and personalisation.

The master bedroom benefits from an ensuite shower room, providing a touch of convenience and privacy. The additional bedroom is equally spacious, making it ideal for guests, a home office, or a growing family. The property is in move-in condition throughout, allowing you to settle in with ease and comfort.

One of the standout features of this flat is the allocated parking, a valuable asset in this bustling area. The property is equipped with gas central heating, ensuring warmth and comfort during the colder months.

Situated close to all local amenities, you will find shops, cafes, and recreational facilities just a short stroll away, making this location both convenient and desirable. This flat presents an excellent opportunity for first-time buyers, small families, or those looking to downsize without compromising on quality of life.

Lounge
11'8" x 18'5" (3.58 x 5.63)

Do not miss the chance to make this lovely flat your new home in Perth.

Kitchen
13'7" x 5'7" (4.16 x 1.71)

Master Bedroom
9'5" x 11'11" (2.89 x 3.65)

En-Suite
5'3" x 5'6" (1.62 x 1.7)

Bedroom Two
11'8" x 8'9" (3.58 x 2.68)

Family Bathroom
5'6" x 8'8" (1.68 x 2.66)

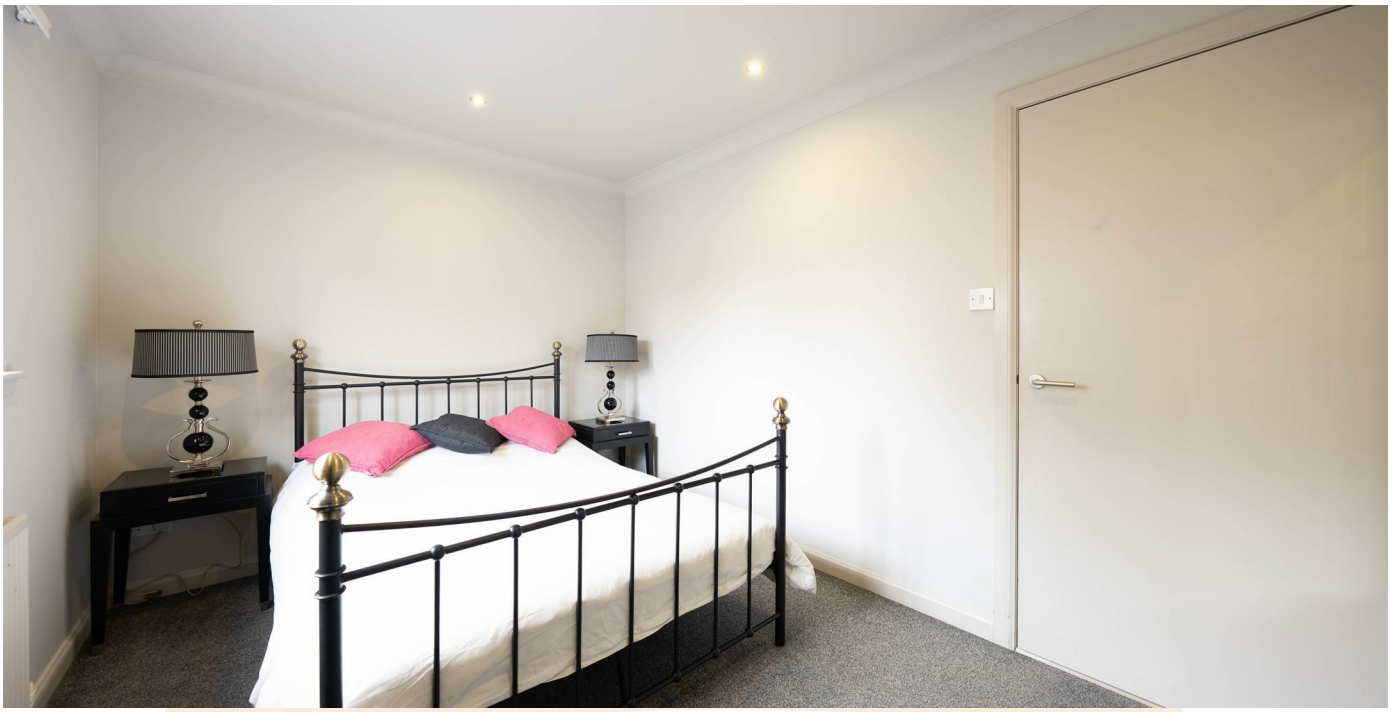






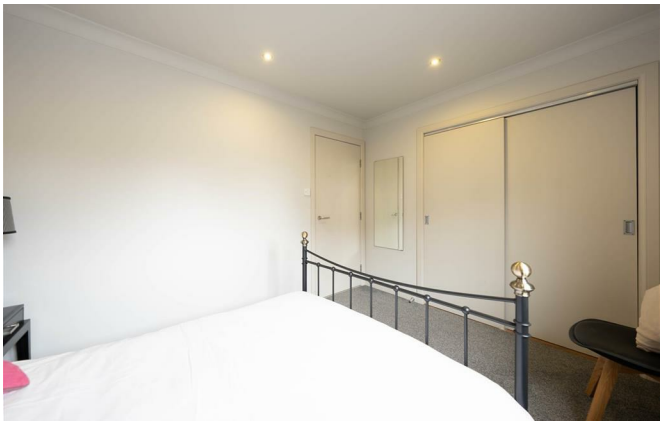


3 Monart Road, Perth, PH1 5US



- Ground Floor Apartment
- Bright & Spacious Lounge
- Allocated Parking
- Think this might be the property for you? Contact our mortgage team to discuss your options!
- Two Generous Bedrooms
- Move-In Condition Throughout
- Close To All Local Amenities
- Master Ensuite Shower Room
- Highly Sought After Location
- Gas Central Heating & Double Glazing









3 Monart Road, Perth, PH1 5US

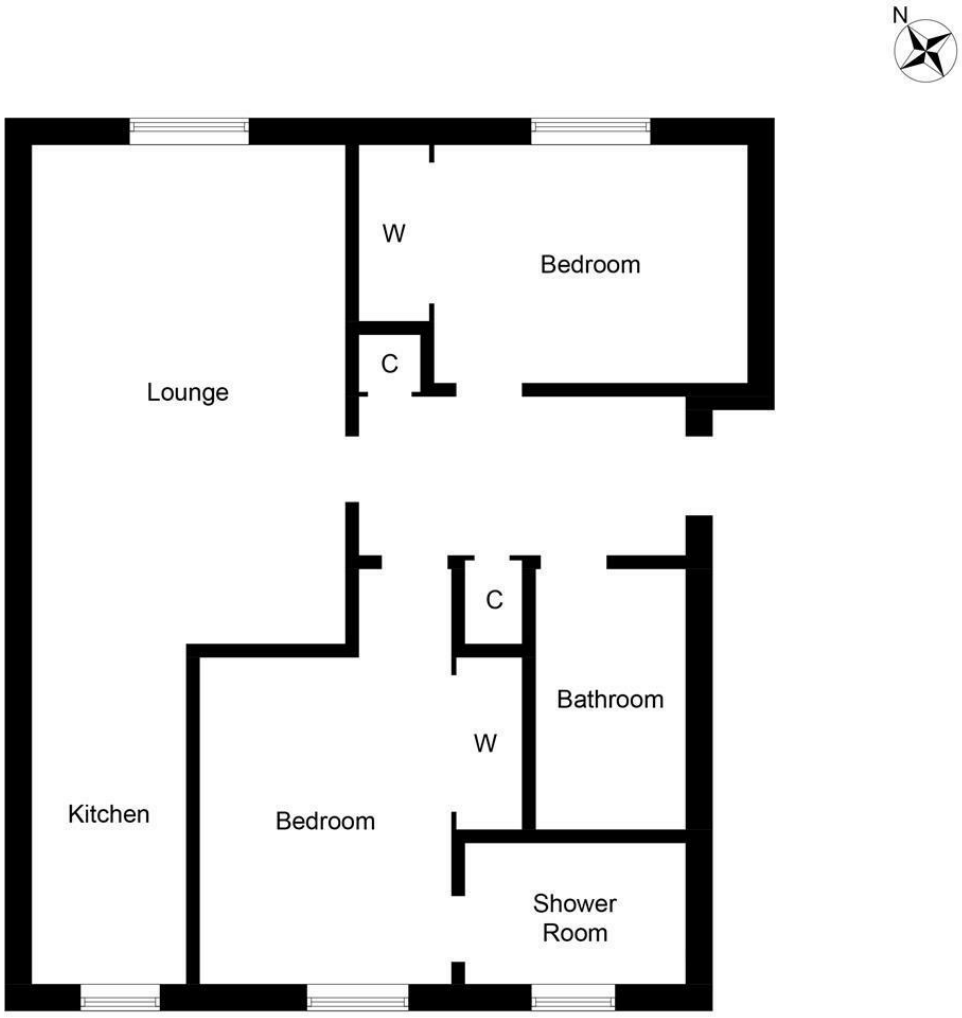
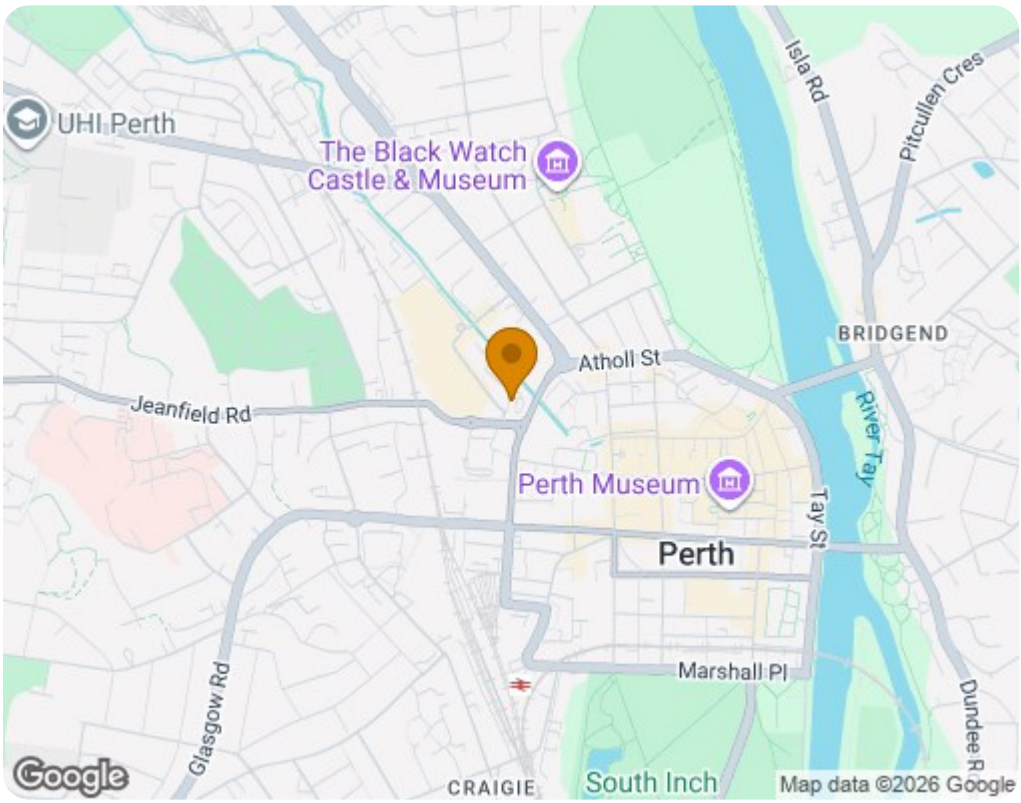
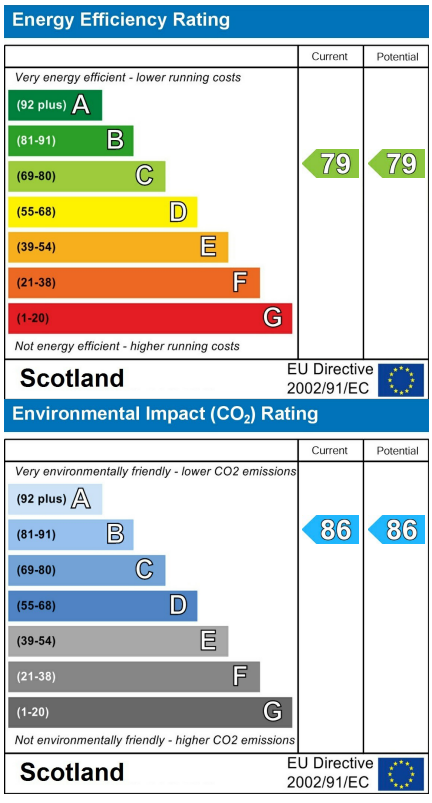


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1332031)





13-15 St Leonards Bridge, Perth, PH2 0DR
Tel: 01738 827864 Email: info@simpleapproachea.co.uk www.simpleapproachea.co.uk