

**31A Victoria Street,  
Perth, PH2 8JT**

**JAMESON  
+ MACKAY**  
SOLICITORS AND ESTATE AGENTS



- + *Ground Floor Flat*
- + *Town Centre*
- + *Spacious and Bright Accommodation*
- + *Offers Over £92,000*



**1**  
Public Rooms



**3**  
Bedrooms



**1**  
Bathrooms

**T: 01738 630 350**

## Accommodation

31A Victoria Street is a spacious ground floor flat occupying a corner situation with 3 good sized bedrooms.

The property enjoys a quiet central location, nearby to all of Perth city centres amenities. Both the bus and rail station are a short distance. The nearby nursery and primary schooling are within walking distance through the South Inch, a lovely park.

Boasting well-proportioned accommodation over 1 floor. Comprising, a bright, spacious

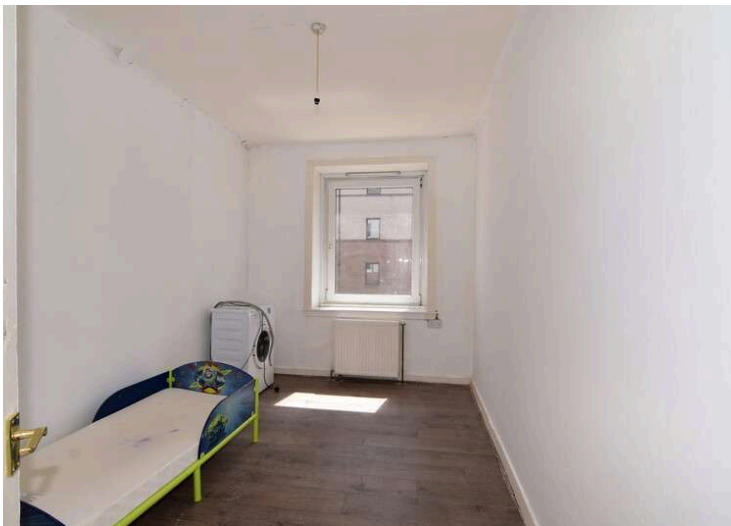
lounge, kitchen, 3 bedrooms and a WC with shower facility.

The entrance is shared by 4 properties and has a shared communal backyard/drying area to the rear of the property.

The property requires TLC, so may appeal to buy to let investors or house flippers.

Council Tax - B  
EPC - C



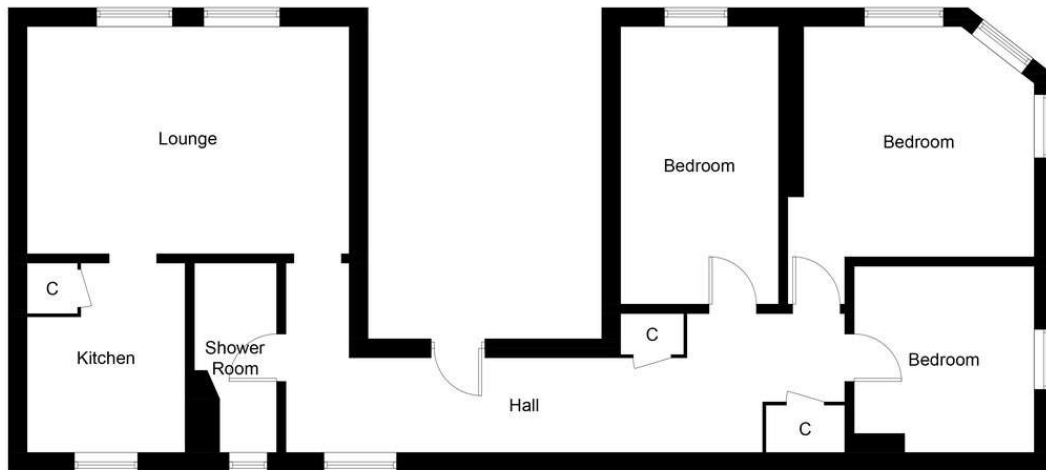


to view:

T: 01738 630 350

E: [property@jamesonmackay.co.uk](mailto:property@jamesonmackay.co.uk)

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**Ground Floor**

Illustration for identification purposes only, measurements are approximate,  
not to scale. floorplansUsketch.com © (ID975657)

Lounge	5.04 x 3.51
Kitchen	2.79 x 2.51
WC/ Shower	2.6 x 1.49
Bed 1	4.29 x 2.53
Bed 2	3.59 x 3.54
Bed 3	3.07 x 2.84
Hall	5.94 x 1.44

**YOUR PROPERTY SPECIALISTS**

1 Charlotte Street, Perth PH1 5LP  
T: 01738 630 350 F: 01738 630 264

71 High Street, Auchterarder PH3 1BN  
T: 01764 663 830 F: 01764 663 135



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[www.jamesonmackay.co.uk](http://www.jamesonmackay.co.uk)