



# Watermans

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## Property Summary

This main-door upper flat is a spacious first-floor residence with three double bedrooms. It features lightly decorated interiors and has the benefit of a well-appointed breakfasting kitchen, a contemporary shower room, and generous storage. It also has a private garden as well. With a convenient location in Perth, this home is sure to be popular with first-time buyers, couples, students, and families alike, as well as those seeking a buy-to-let rental opportunity. The property is close to local schools, bus stops are a stone's throw away, and an Asda Superstore, various convenience stores, and a choice of eateries are all in easy walking distance too.

The home's private front door opens to an entrance area with built-in storage before leading upstairs to the hall. Neutral décor and a solid oak floor add to the warm welcome, whilst built-in shelving and attic access offer additional practicality.

## Features

- A bright and spacious upper flat
- Convenient location in Perth
- Lightly decorated interiors and oak flooring
- Private front door
- Entrance area with built-in storage
- Hall with built-in shelving and attic access
- Southwest-facing living/dining room
- Well-appointed breakfasting kitchen
- Three double bedrooms with built-in wardrobes
- Contemporary three-piece shower room
- Private rear garden and two sheds
- Communal garden
- Unrestricted on-street parking
- Gas central heating and double glazing

## Southwest-facing living/dining room



The flooring continues into the living/dining room which brings a lovely glow to the subtle dove-grey décor. This reception space is well-proportioned for various furnishings and it is brightly illuminated by two southwest-facing windows.



## Well-appointed breakfasting kitchen

In the kitchen, a well-appointed range of cabinets at base and wall level offer ample storage, alongside sweeping worksurfaces. The space has plenty of room for a breakfast table and chairs, and it comes with a selection of appliances too (integrated ceramic hob, modern extractor hood, double oven, and freestanding fridge/freezer and washing machine).







## Three double bedrooms with built-in wardrobes

Meanwhile, the three double bedrooms all provide spacious dimensions and the added benefit of built-in wardrobes. The principal bedroom boasts the largest footprint and the most generous wardrobe storage, whereas bedrooms two and three ensure homeowners have the flexibility they need.





All three rooms are laid with hardwood floors as well.



“...all the bedrooms are spacious with the added benefit of built-in wardrobes...”





## Contemporary three-piece shower room

A contemporary shower room, enveloped in mocha-toned tiles, completes the accommodation. It features a hidden-cistern toilet, a washbasin, and a shower cubicle with a handheld and overhead rainfall shower. Gas central heating and double glazing ensure year-round comfort.





## Private rear garden and two sheds

Outside, the private rear garden is a sizeable space that is predominantly laid to lawn. It also includes a large shed with a generous sheltered area. Homeowners have access to a communal garden as well, and parking in the area is on street and unrestricted.



## Perth

Positioned on the banks of the River Tay and surrounded by spectacular countryside, Perth is a vibrant hub in central Scotland and is known as the 'Gateway to the Highlands'. The historic county town and former Royal Burgh has long been the commercial and cultural centre of Perthshire, however, it was finally granted city status in 2012 as part of the Queen's Diamond Jubilee celebrations. Perth attracts tourists all year round, with no shortage of activities to suit every taste: exploring ancient castles and palaces, conquering the surrounding hills and mountains, or sampling first-class food and drink at local restaurants, pubs and distilleries. World-famous Scone Palace – the crowning place of Scotland's kings – is on the city's outskirts. Perth is served by a number of primary and secondary schools, and there are also several independent schools in and around the city. Perth provides excellent road and rail links for travel across central Scotland and into the Highlands. The M90 allows convenient travel southwards and connections for Edinburgh and Glasgow, while Perth station offers frequent services to all major cities in Scotland, as well as a Caledonia Sleeper service to London.

# Floorplan



EPC Rating - C | Council tax band - B | Home report Value - £130,000

Extras: all fitted floor coverings, light fixtures, integrated kitchen appliances, a fridge/freezer, and washing machine to be included in the sale.



Watermans

## Price & Viewings

Please refer to our website  
[www.watermans.co.uk](http://www.watermans.co.uk)

### Edinburgh

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