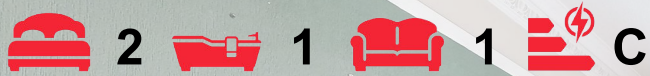




**Premier
Properties**
Perth



44/15 Friar Street, Perth, PH2 0ED
Offers Over £109,950



The property is within close proximity to a number of nearby amenities including primary schools, a local shop/post office, regular bus service and eateries. Perth City Centre, railway station, bus station and the picturesque South Inch Parklands can also be found within walking distance. Easy access can also be gained to the M90 motorway via the nearby Edinburgh Road.

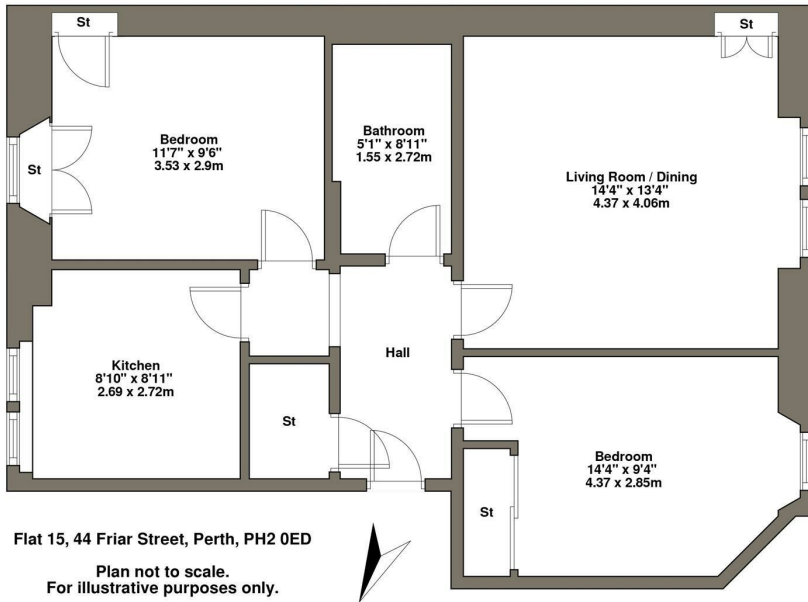
Boasting wooden floors and many original features, the accommodation comprises; Entrance Hall, Bright lounge with fireplace, Kitchen, Two Bedrooms and Bathroom with WC.

The property benefits from a secure entry door system. Warmth is offered via gas central heating and the windows are double glazed throughout.

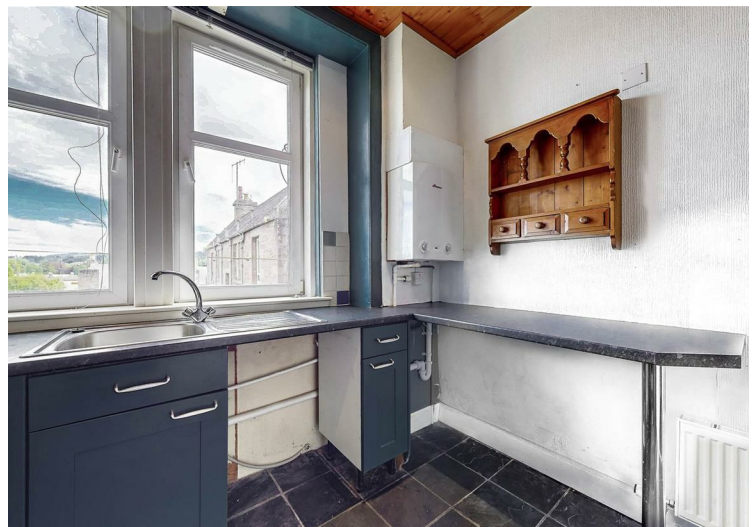
Externally, there is free on street parking. The shared garden/drying area to the rear is mainly laid to lawn.

- Two Bedrooms
- Double Glazing
- Gas Central Heating
- Popular Area
- Close To Local Amenities
- On Street Parking
- Shared Garden





Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
Scotland	72	78	Scotland	72	81
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.