



**Premier  
Properties**  
Perth



## 6 The Archery Marshall Place, Perth, PH2 8AB Offers Over £219,950

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Presented across two levels accommodation comprises: Entrance hall, lounge/dining area, kitchen, two bedrooms and a bathroom with WC. On the attic floor there is the principle bedroom with en suite shower room and bedroom four.

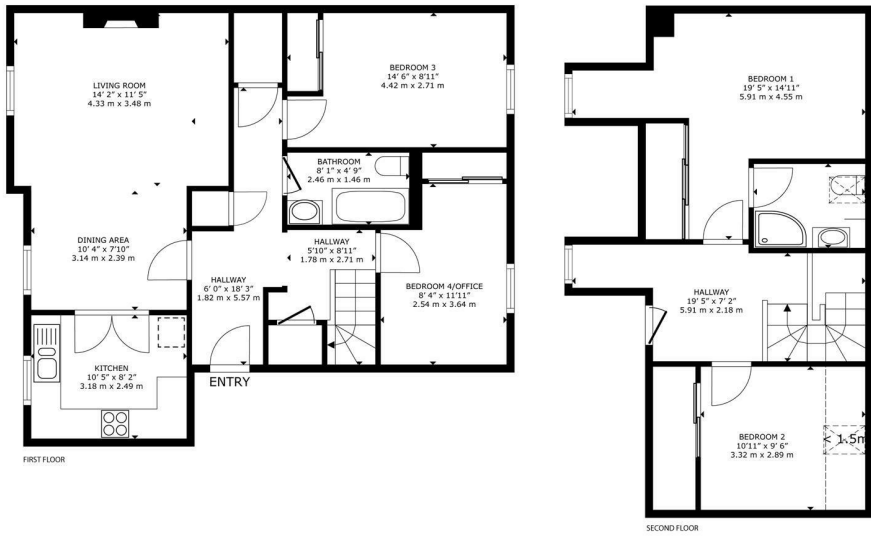
Heating is provided via gas central heating and the windows are fully double glazed throughout.

To the exterior there is an allocated parking bay as well as maintained communal garden grounds. There is also security entry phone system to the communal close.

- 4 Bedrooms
- 2 Bathrooms
- Double Glazing
- Gas Central Heating
- Move In Condition
- Private Parking







### 6 The Archery, Marshall Place, Perth PH2 8AB

FLOOR 1 73.7 m<sup>2</sup> (793 sq.ft.) FLOOR 2 43.8 m<sup>2</sup> (471 sq.ft.)  
 EXCLUDED AREAS - REDUCED BEDROOM 2.3 m<sup>2</sup> (25 sq.ft.)  
 TOTAL : 117.5 m<sup>2</sup> (1,264 sq.ft.)  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	
		75	75

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



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