



1 Monart Road, Perth, PH1 5US Offers Over £157,500



Monart Road is a popular area within walking distance of the City Centre. Perth offers a wide range of High Street stores, supermarkets, restaurants and recreational facilities. This property is ideal for the commuter providing access to the larger cities of Glasgow, Stirling, Edinburgh and Dundee as well as being within walking distance of the train and bus stations.

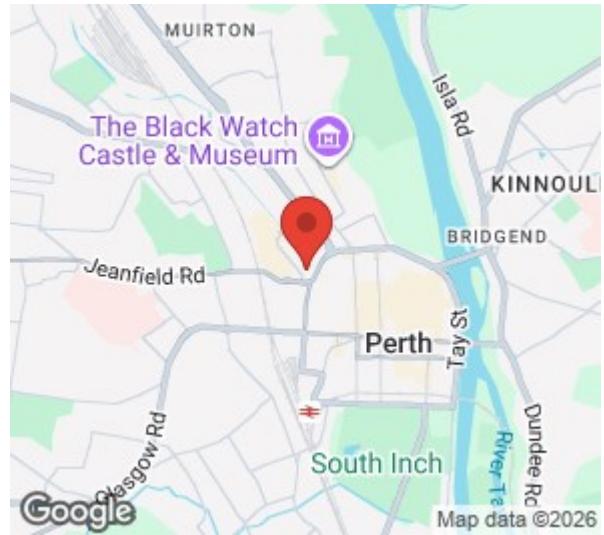
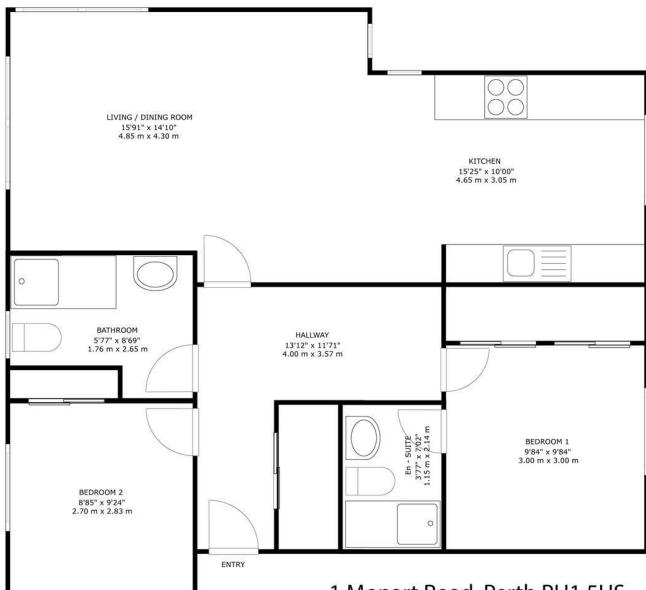
The property benefits from a secure door entry system, gas central heating, excellent storage and double glazing throughout.

Accommodation comprises: Entrance Hall, Bathroom, Open Plan Living/Dining/Kitchen, Two Bedrooms (one with en suite shower room).

Externally there are mutual landscaped areas around the development together with a car park providing a designated space.

- 2 Bedrooms
- Allocated Parking
- Buy To Let Opportunity
- Close To All Local Amenities
- Double Glazing
- En Suite Shower Room
- Gas Central Heating
- Great First Time Buy
- Move In Condition





| 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 | EU Directive 2002/91/EC |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|---|-------------------------|-------------------------|
| Very environmentally friendly - lower CO ₂ 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 ₂ emissions | | | |
| Scotland | | EU Directive 2002/91/EC | EU Directive 2002/91/EC |



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