



**Premier
Properties**
Perth



14 Monart Road, Perth, PH1 5UQ Offers Over £169,950



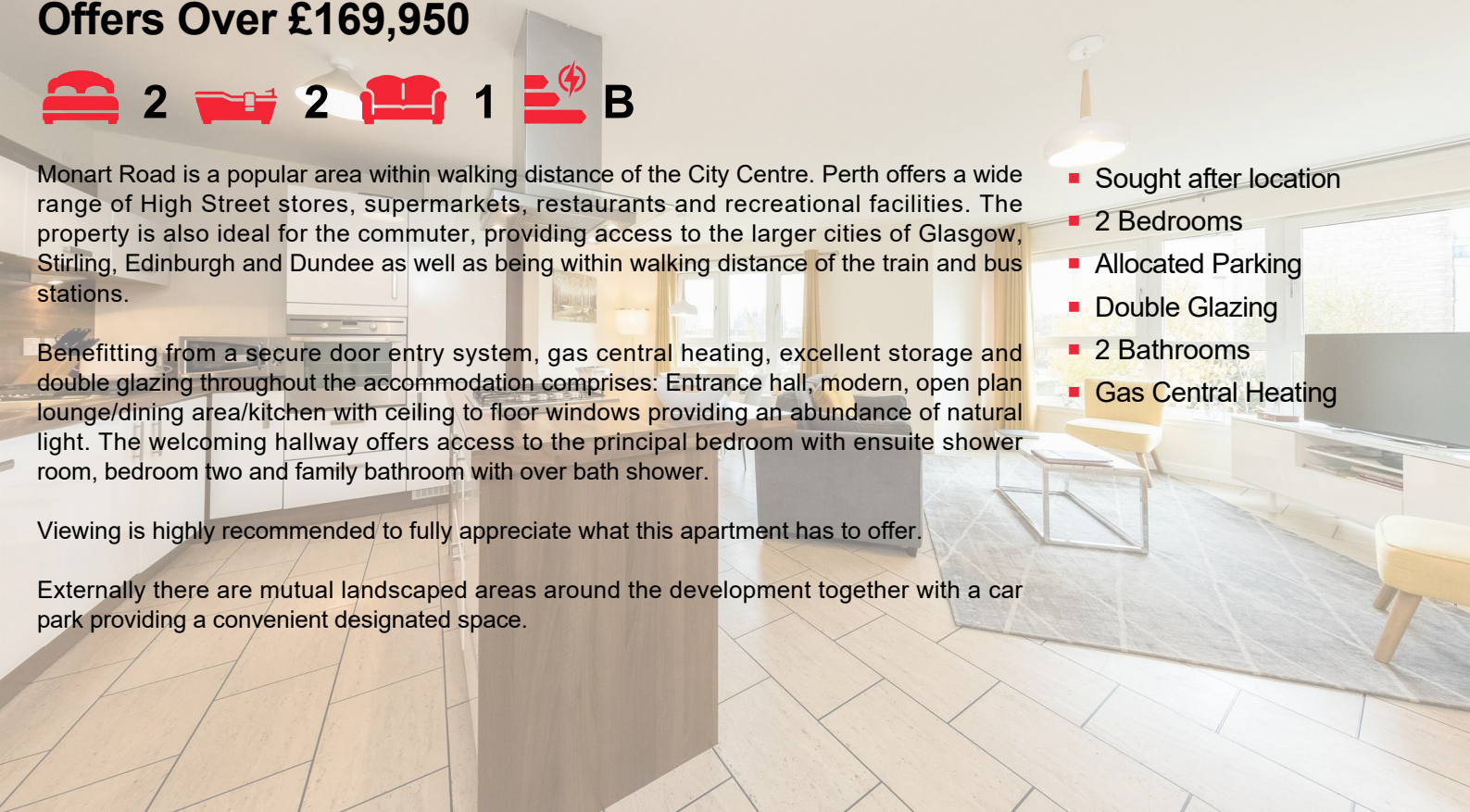
Monart Road is a popular area within walking distance of the City Centre. Perth offers a wide range of High Street stores, supermarkets, restaurants and recreational facilities. The property is also ideal for the commuter, providing access to the larger cities of Glasgow, Stirling, Edinburgh and Dundee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

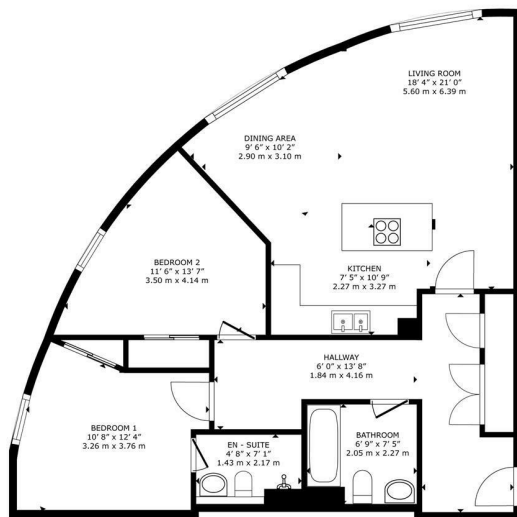
Benefitting from a secure door entry system, gas central heating, excellent storage and double glazing throughout the accommodation comprises: Entrance hall, modern, open plan lounge/dining area/kitchen with ceiling to floor windows providing an abundance of natural light. The welcoming hallway offers access to the principal bedroom with ensuite shower room, bedroom two and family bathroom with over bath shower.

Viewing is highly recommended to fully appreciate what this apartment has to offer.

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

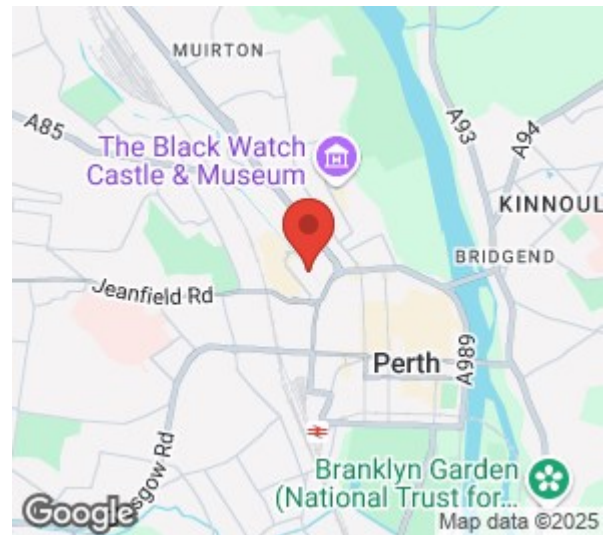
- Sought after location
- 2 Bedrooms
- Allocated Parking
- Double Glazing
- 2 Bathrooms
- Gas Central Heating



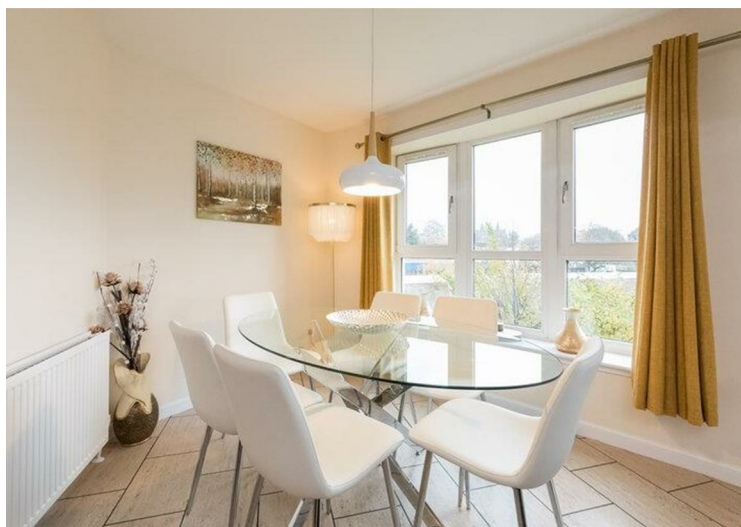


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GROSS INTERNAL AREA
FLOOR PLAN: 79.9 m² (860 sq.ft.)
TOTAL: 79.9 m² (860 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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		Scotland			
EU Directive 2002/91/EC		EU Directive 2002/91/EC			



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