



**Premier  
Properties**  
Perth



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



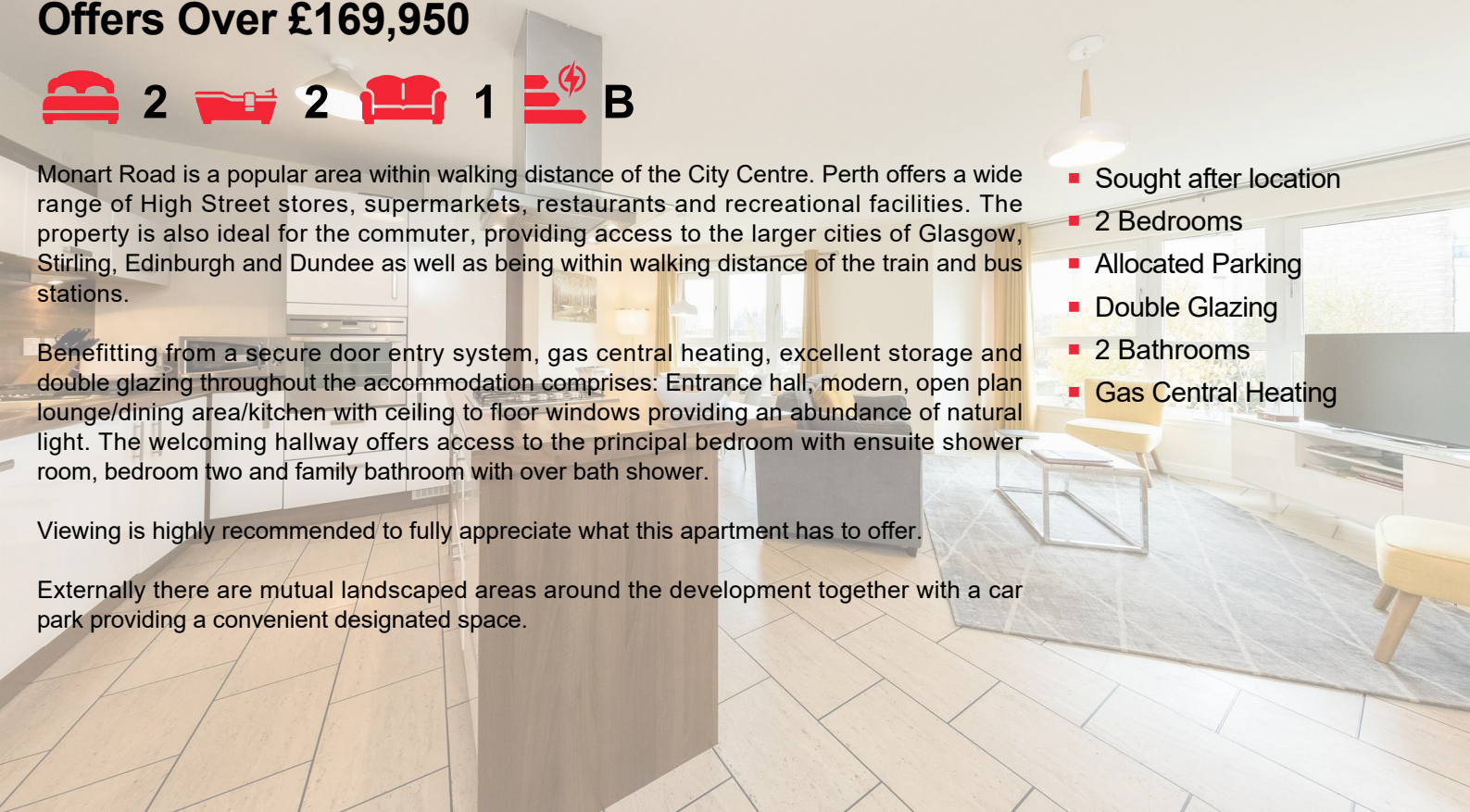
Monart Road is a popular area within walking distance of the City Centre. Perth offers a wide range of High Street stores, supermarkets, restaurants and recreational facilities. The property is also ideal for the commuter, providing access to the larger cities of Glasgow, Stirling, Edinburgh and Dundee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

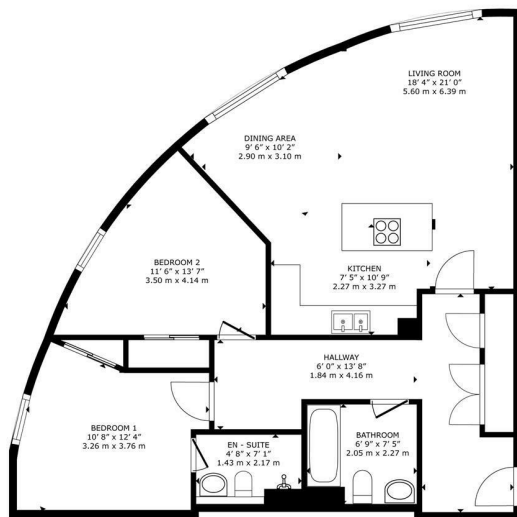
Viewing is highly recommended to fully appreciate what this apartment has to offer.

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



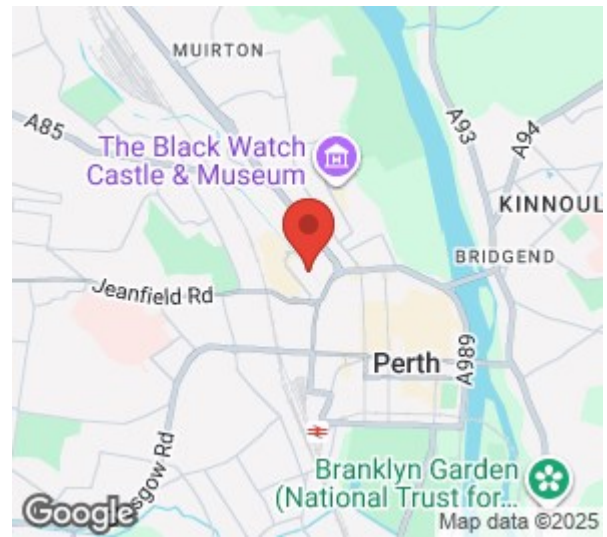




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GROSS INTERNAL AREA  
FLOOR PLAN 79.9 m<sup>2</sup> (860 sq.ft.)  
TOTAL : 79.9 m<sup>2</sup> (860 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Energy Efficiency Rating	
Current	Potential
85	85
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	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
88	88
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	



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.

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