



**Premier
Properties**
Perth



36D Princes Street, Perth, PH2 8LJ

Offers Over £112,000

 **2**  **1**  **1**  **E**

The apartment has been newly renovated to a high standard and comprises of welcoming entrance hall, spacious and bright living room, modern kitchen with integrated appliances, two fantastic sized bedrooms and a family completes the layout.

Parking is available on street to the front and there is a shared communal garden.

Living in this prime location means you are just a stone's throw away from an array of local amenities, including shops, cafes, and parks, all within easy reach. Whether you are a first-time buyer, a young professional, or looking to downsize, this apartment presents an excellent opportunity to enjoy city living at its finest.

- 2 spacious bedrooms
- Modern kitchen
- Bright reception room
- Central Perth location
- Close to shops and cafes
- Easy access to transport
- Stylish city centre flat
- Ideal for professionals
- Secure entry system
- Viewing recommended





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		
		63		83	73
Scotland	EU Directive 2002/91/EC		Scotland	EU Directive 2002/91/EC	



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