



**Premier
Properties**
Perth



15 Vasart Court, Perth, PH1 5QZ

Offers Over £169,000

 2  2  1  B

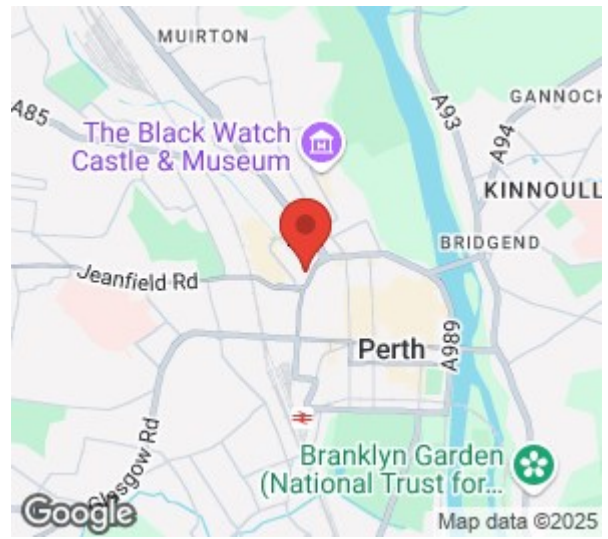
Upon entering the flat, you will be greeted by a welcoming entrance hall with secure entry system, spacious and bright lounge, modern kitchen/diner and two well-proportioned bedrooms (one of which ensuite) and a further family bathroom to complete the accommodation.

Externally the property offers allocated parking along with visitor parking.

Located in Perth City Centre, this flat benefits from a wealth of local amenities, including shops, restaurants, and public transport links, all within easy reach. The vibrant city life combined with the comfort of a well-appointed home makes this property a fantastic opportunity.

- Spacious 2-bedroom flat
- Newly decorated interior
- Located in Perth City Centre
- Two modern bathrooms
- Bright reception room
- Convenient city living
- Close to local amenities
- Ideal for professionals
- Easy access to transport
- Allocated Parking





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	EU Directive 2002/91/EC		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.