



**Premier
Properties**
Perth



36D Princes Street, Perth, PH2 8LJ

Offers Over £106,000



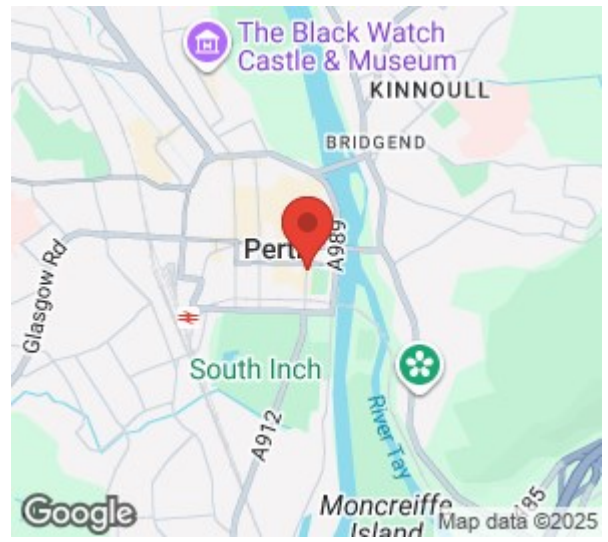
The apartment has been newly renovated to a high standard and comprises of welcoming entrance hall, spacious and bright living room, modern kitchen with integrated appliances, two fantastic sized bedrooms and a family bathroom completes the layout.

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	83	
(69-80) C			(69-80) C		73
(55-68) D			(55-68) D		
(39-54) E	46	63	(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.