



44 Kenmore Terrace, Perth, PH1 2HT

Offers Over £85,000

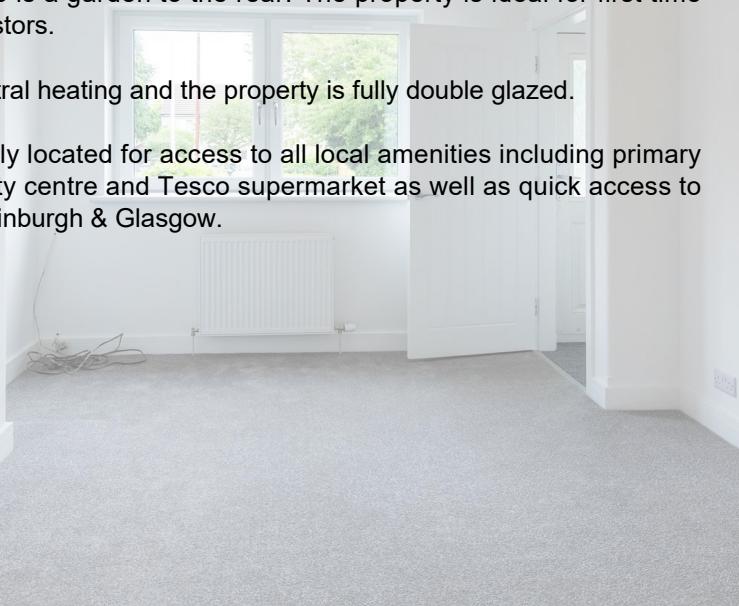


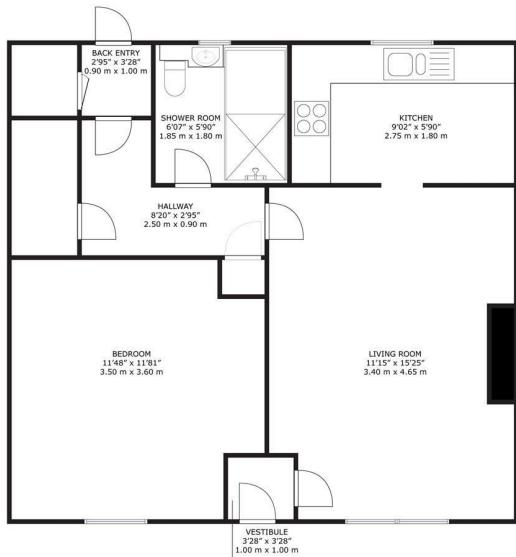
This ideal first time home features spacious accommodation throughout with a good sized lounge, kitchen, shower room and double bedroom. Externally there is off street parking available to the front and there is a garden to the rear. The property is ideal for first time buyers and also buy to let investors.

Warmth is provided by gas central heating and the property is fully double glazed.

Location: This property is ideally located for access to all local amenities including primary schools, bus routes to Perth city centre and Tesco supermarket as well as quick access to the motorway for routes into Edinburgh & Glasgow.

- 1 Bedroom
- Double Glazing
- Gas Central Heating
- Great First Time Buy
- Move In Condition
- Off Street Parking





44 Kenmore Terrace, Perth, PH1 2HT

GROSS INTERNAL AREA
TOTAL: 426 sq.ft, 39.6 m²
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		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 firms employment has the authority to make or give any representation or warranty in respect of the property.