



**Premier
Properties**
Perth



3A Main Street, Perth, PH2 7HD

Offers Over £85,000



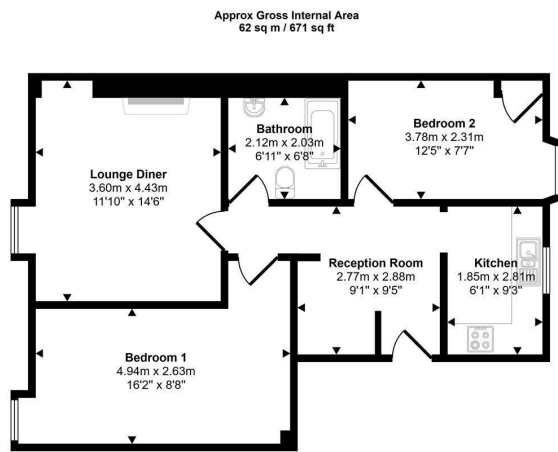
The layout of the flat is thoughtfully designed to optimize living space. Upon entering, there is the entrance hallway, following through to a stunning modernized kitchen, two double bedrooms- one of which benefits from exceptional views over The River Tay. There is a generously sized living area with space for a dining table and a bathroom to complete the home.

Externally, there is a shared rear garden with a patio area to enjoy the finer weather.

This flat is situated in a sought-after location, offering a sense of exclusivity while still being within easy reach of local amenities and transport links.

- 2 Bedrooms
- 1 Bathroom
- Close To All Local Amenities
- Gas Heating
- Move In Condition
- Shared Garden





Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C	73	(69-80) C	75
(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.