



**Premier
Properties**
Perth



12 Graham Court, Perth, PH1 4DS Offers Over £90,000



The accommodation comprises a welcoming entrance hall with a secure entry system, a bright and spacious living room, a modern fitted kitchen with integrated appliances, a generous double bedroom, and a stylish bathroom.

Externally, residents will benefit from convenient parking available to the front of the property.

This attractive apartment offers an excellent opportunity for first-time buyers, downsizers, or buy-to-let investors alike. Early viewing is highly recommended.

Location: The charming village of Bankfoot lies approximately 8 miles north of Perth with easy access to the main A9 dual carriageway. The village has several amenities within easy walking distance. This includes a local village shop/supermarket, village inn/restaurant, tennis courts, bowling club, hairdresser & beauty salon, nursery, primary school and regular bus service. There is also a village church centre with a lovely new modern church and hub where a lot of local activities and clubs take place. A range of golf courses are also available close by in the areas of Perth and Dunkeld.

- First floor flat
- One spacious bedroom
- Close to local amenities
- Easy access to transport
- Ideal for first-time buyers
- Bright and airy living space
- Viewing highly recommended



