



**Premier
Properties**
Perth



84 Kestrel Way, Perth, PH1 5FT Offers Over £115,000

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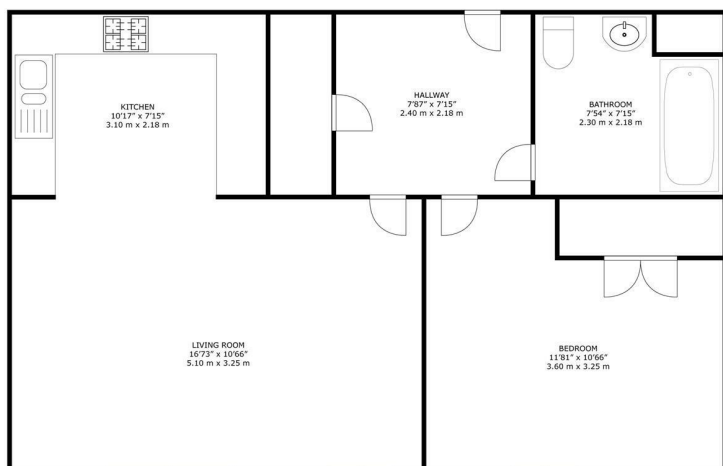
The property benefits from gas central heating, double glazing, secure door entry system and private resident parking. The property is located in a popular and sought after residential area of Perth close to local schooling, amenities and transport links.

Accommodation comprises; entrance hall, open plan lounge/dining area/kitchen, bedroom and bathroom (with WC). White goods are included in the sale.

Location: Muirton Living has been carefully designed by award winning architects to provide a contemporary home with classic proportions, derived from the historic tenements and townhouses of Scotland. The development is closely located to Perth city centre. The development is easily accessible to the A90, M8 and Forth Road Bridge.

- 1 Bedroom
- Double Glazing
- Gas Central Heating
- Close To Local Amenities
- Residents Parking





84 Kestrel Way, Perth PH1 5FT

GROSS INTERNAL AREA
TOTAL: 42.5 m² (462 sq ft.)
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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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