



**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.

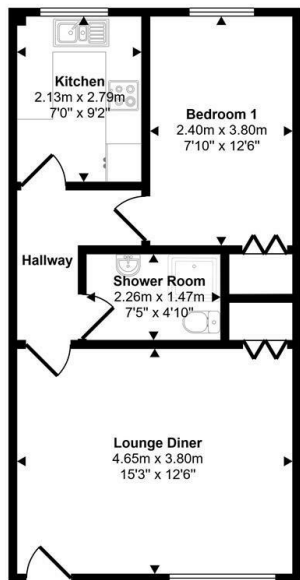
**Location:** The charming village of Bankfoot lies approximately 8 miles north of Perth with easy access to the main A9 dual carriageway. The village has several amenities within easy walking distance. This includes a local village shop/supermarket, village inn/restaurant, tennis courts, bowling club, 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





Approx Gross Internal Area  
44 sq m / 471 sq ft



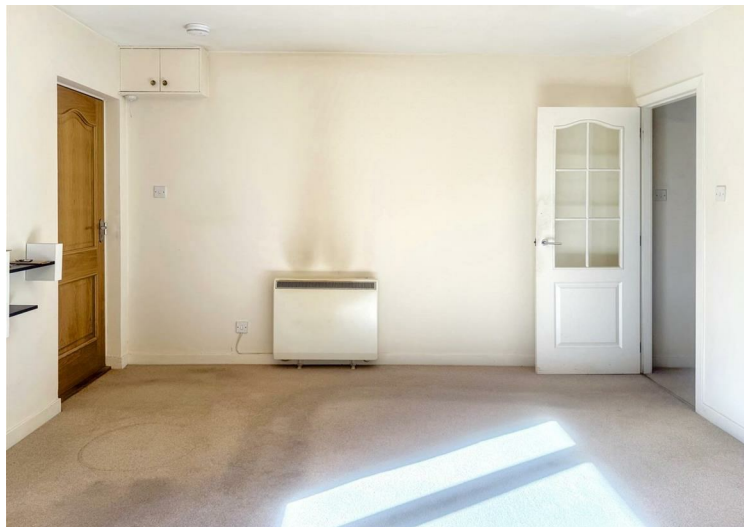
Floorplan

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	
Current	Potential
69	78
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	
Scotland	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
90	91
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO <sub>2</sub> emissions	
Scotland	
EU Directive 2002/91/EC	



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