



**Premier
Properties**
Perth



17a Inchaffray Street, Perth, PH1 5RU

Offers Over £35,000

 1  1  number  D

The accommodation comprises a welcoming entrance hall, a generously sized living room/bedroom, a well-appointed kitchen and a bathroom.

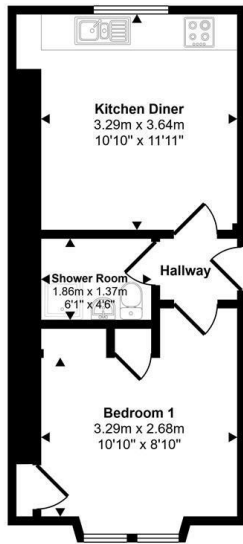
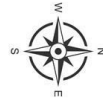
Externally, the property benefits from well-maintained communal garden grounds and convenient on-street parking to the front. An excellent opportunity for buyers seeking a renovation or investment project.

Being near the city centre provides easy access to all the amenities, entertainment, and cultural experiences Perth has to offer. There are plenty of on street parking options and transport links nearby making commuting a breeze.

- 1 bedroom studio flat
- Close to local amenities
- Easy access to transport links
- Ideal for first-time buyers
- Convenient city location
- Perfect for singles or couples
- Viewing highly recommended



Approx Gross Internal Area
32 sq m / 344 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
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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
Scotland		EU Directive 2002/91/EC	



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