



**Premier  
Properties**  
Perth



**39 Muirton Place, Perth, PH1 5DJ**

**Offers Over £175,000**



Set over one level, the accommodation comprises a bright and inviting entrance hall, a spacious living room, an open-plan kitchen and dining area, and a lovely conservatory providing direct access to the private rear garden. The property further benefits from two double bedrooms and a bathroom. Gas central heating and double glazing are installed throughout, ensuring warmth and efficiency all year round.

Externally, there is convenient on-street parking to the front. To the rear, the fully enclosed garden features low-maintenance AstroTurf and a patio area—ideal for outdoor dining and relaxation. A garden shed is also included in the sale.

Early viewing is highly recommended to appreciate this spacious accommodation.

- Ground floor apartment
- Two spacious bedrooms
- Bright reception room
- Close to local amenities
- Easy access to transport
- Ideal for first-time buyers
- Viewing highly recommended
- Private garden grounds



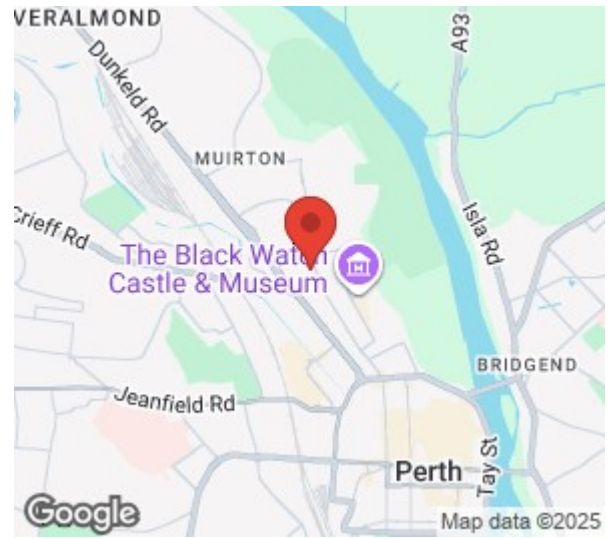




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GROSS INTERNAL AREA  
TOTAL: 844 sq.ft, 78.4 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(91-91) 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 <sub>2</sub> emissions		
Scotland	EU Directive 2002/91/EC		Scotland	EU Directive 2002/91/EC	



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