



**Premier
Properties**
Perth



16G St. Andrew Street, Perth, PH2 8SA

Offers Over £22,000



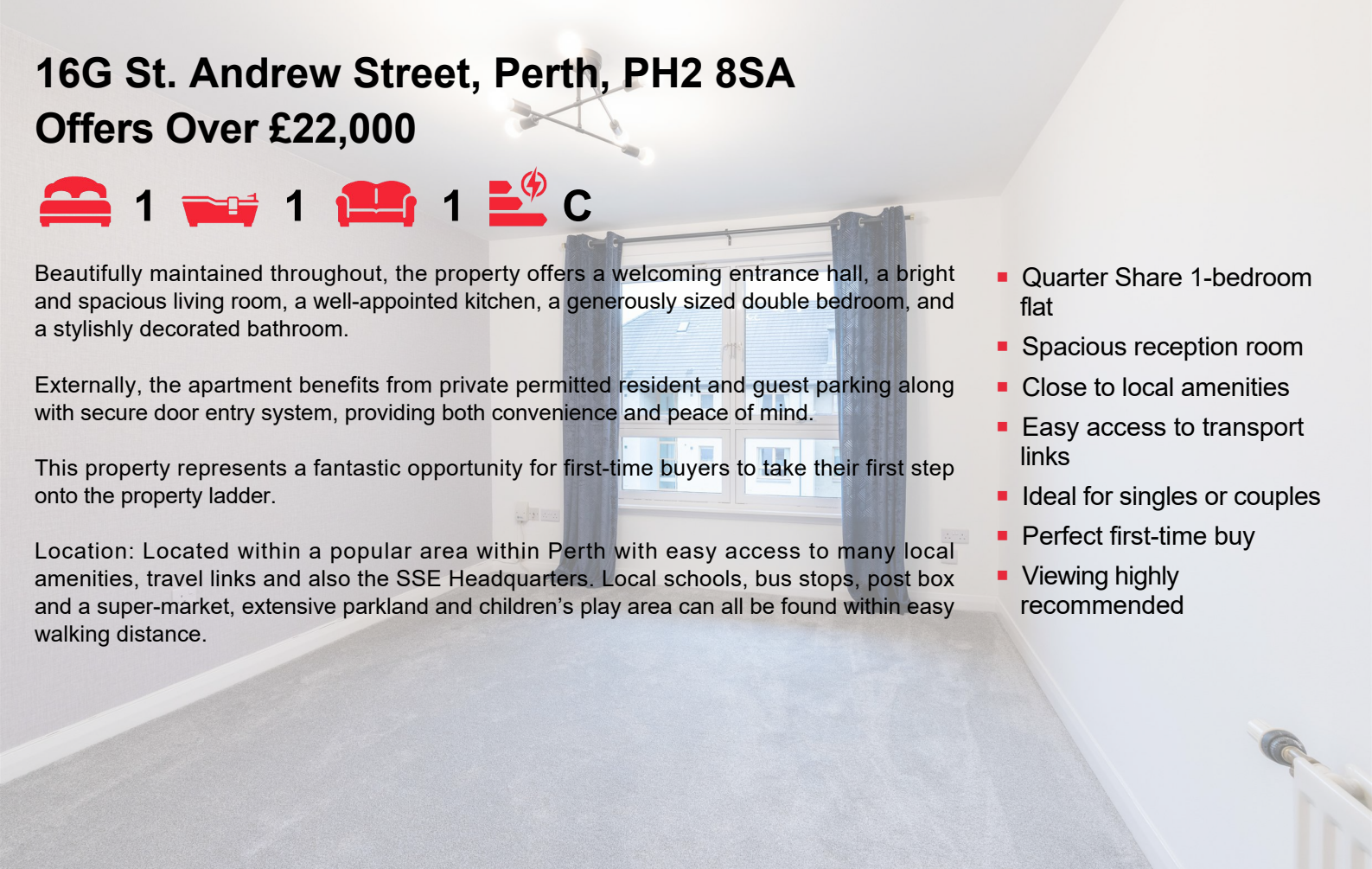
Beautifully maintained throughout, the property offers a welcoming entrance hall, a bright and spacious living room, a well-appointed kitchen, a generously sized double bedroom, and a stylishly decorated bathroom.

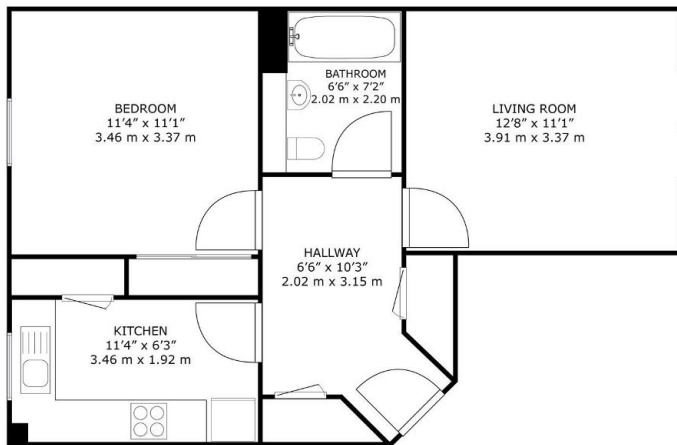
Externally, the apartment benefits from private permitted resident and guest parking along with secure door entry system, providing both convenience and peace of mind.

This property represents a fantastic opportunity for first-time buyers to take their first step onto the property ladder.

Location: Located within a popular area within Perth with easy access to many local amenities, travel links and also the SSE Headquarters. Local schools, bus stops, post box and a super-market, extensive parkland and children's play area can all be found within easy walking distance.

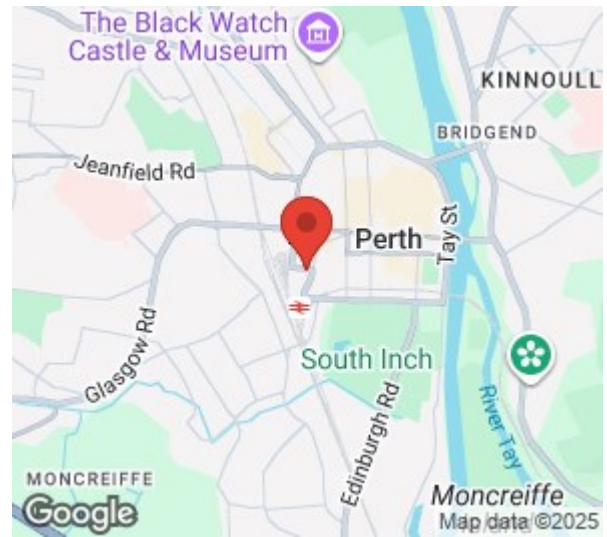
- Quarter Share 1-bedroom flat
- Spacious reception room
- Close to local amenities
- Easy access to transport links
- Ideal for singles or couples
- Perfect first-time buy
- Viewing highly recommended



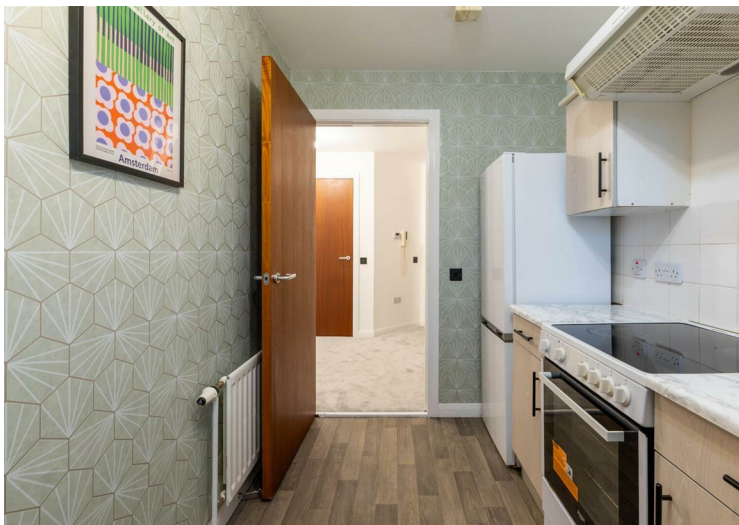


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GROSS INTERNAL AREA
TOTAL: 461 sq.ft, 42.8 m²
SIZES AND CONVERSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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	



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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