



**Premier
Properties**
Perth



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

Offers Over £22,000



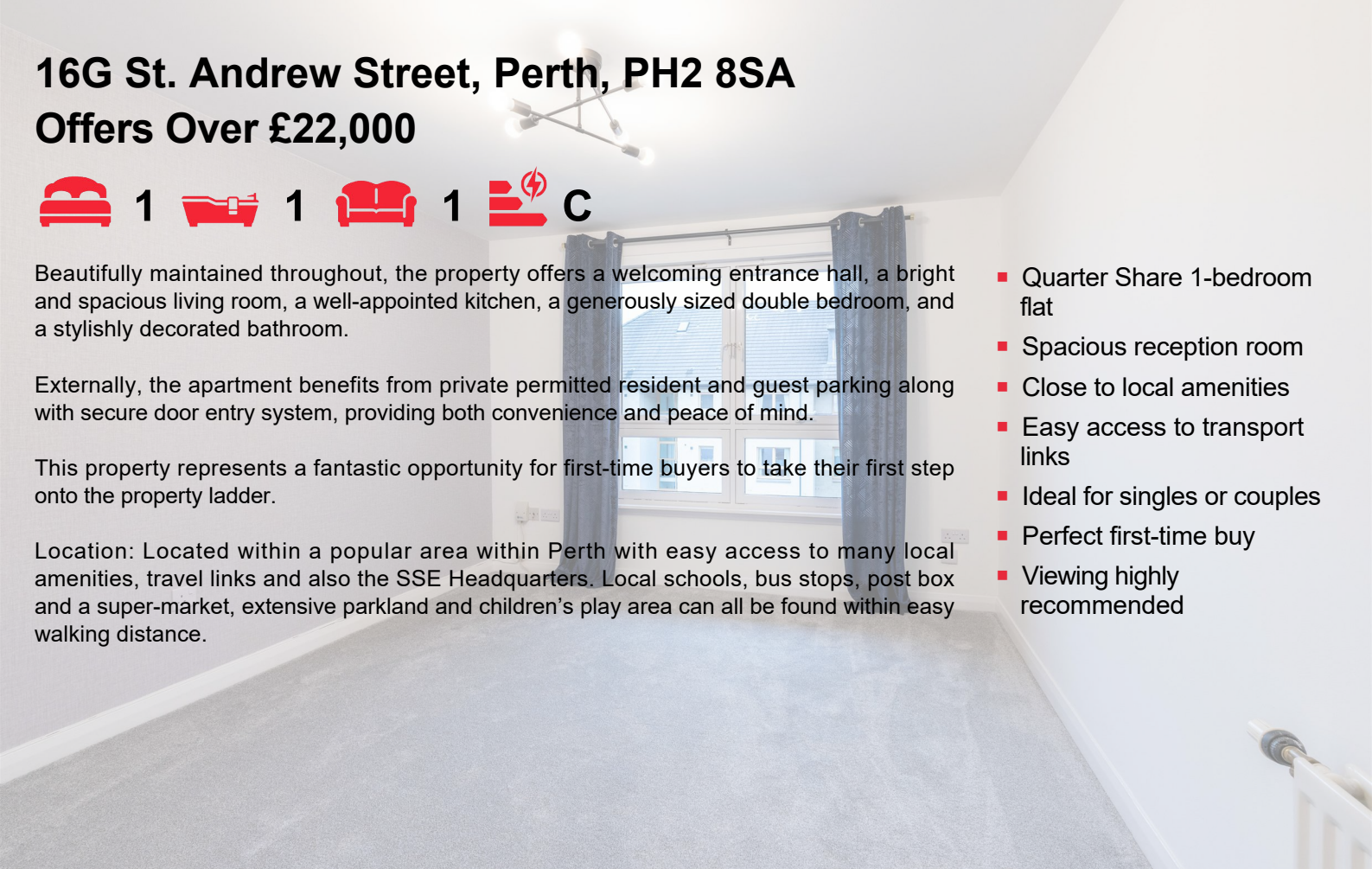
Beautifully maintained throughout, the property offers a welcoming entrance hall, a bright and spacious living room, a well-appointed kitchen, a generously sized double bedroom, and a stylishly decorated bathroom.

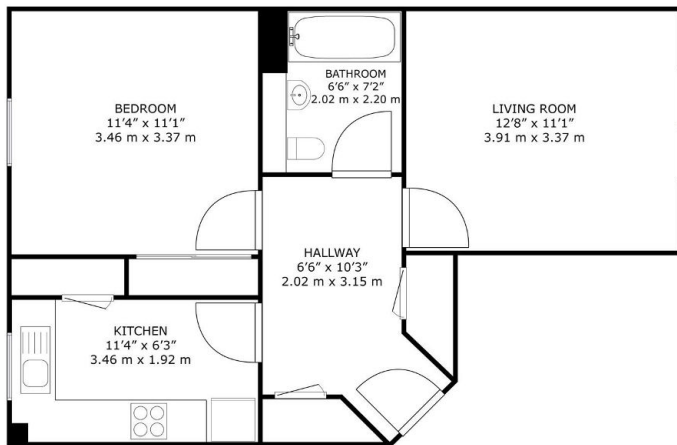
Externally, the apartment benefits from private permitted resident and guest parking along with secure door entry system, providing both convenience and peace of mind.

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	



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