



**Premier  
Properties**  
Perth



## 38 Princes Street, Perth, PH2 8LJ

### Offers Over £79,950



Upon entering, you are greeted by a welcoming entrance hall that leads to a spacious living room, perfect for relaxation or entertaining guests. The kitchen is thoughtfully designed, providing ample space for culinary pursuits. The flat also features a separate cloakroom, adding to the practicality of the layout.

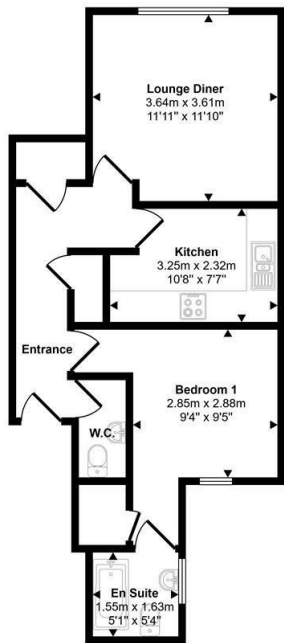
The property benefits from electric heating and the windows are double glazed throughout.

Living in this prime location means you are just a stone's throw away from an array of local amenities, including shops, cafes, and parks, all within easy reach. Whether you are a first-time buyer, a young professional, or looking to downsize, this apartment presents an excellent opportunity to enjoy city living at its finest.

- 1 bedroom flat
- Spacious living room
- Bedroom with en suite bathroom
- Separate cloakroom
- Electric heating throughout
- Double glazed windows
- Perfect for buy-to-let investors
- Viewing highly recommended



Approx Gross Internal Area  
46 sq m / 493 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		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		(92 plus) A	
(81-91) B		(81-91) B	88 89
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E	54	(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		Scotland	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



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