



## 3 The Stables, Perth, PH1 2TW

Offers Over £117,500

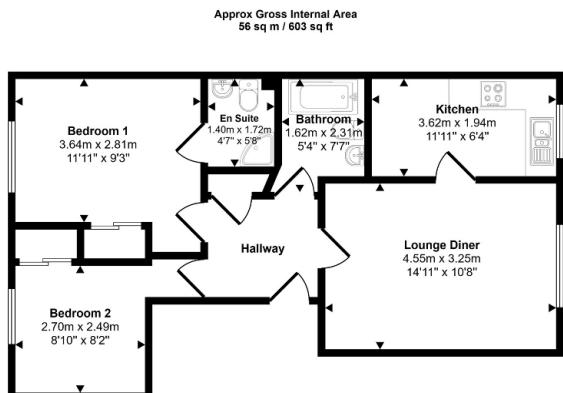


The property features a spacious, single-level layout comprising a welcoming entrance hall, a generous living room, a modern kitchen/diner, two double bedrooms (one with an en-suite), and a family bathroom.

Allocated parking is provided, along with additional visitor parking.

Located within easy reach of a wide array of local amenities — including shops, cafes, and green spaces — this flat ensures that everything you need is just a short walk away. Perth offers an excellent range of social, leisure, consumer, retail, sporting and educational facilities. The railway and bus stations are both within walking distance and the easily accessible A90 dual carriageway offers easy commuting to all major cities.

- Ground floor apartment
- Two spacious bedrooms
- Close to Perth amenities
- Easy access to transport
- Excellent first time buy
- Perfect for professionals
- Viewing highly recommended



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	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
Scotland		EU Directive 2002/91/EC	EU Directive 2002/91/EC



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