



206 Strathtay Road, Perth, PH1 2ND Offers Over £115,000



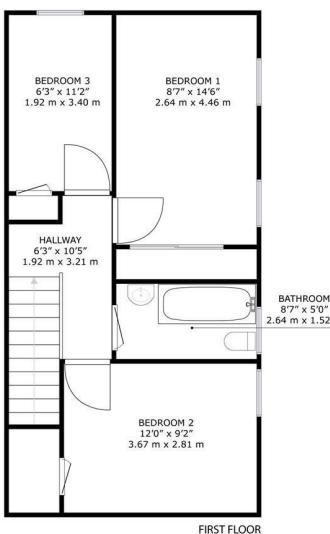
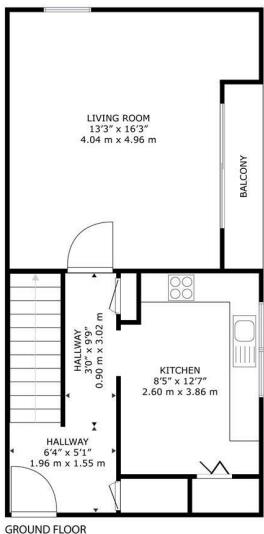
Arranged over two levels, the accommodation comprises a welcoming entrance hall, a spacious living room with access to a private balcony, a modern fitted kitchen/diner, three generous double bedrooms, and a contemporary family bathroom. The property further benefits from gas central heating and double glazing throughout.

Externally, the property enjoys off-street parking and a large storage unit exclusive to the home.

Early viewing is highly recommended to fully appreciate the space and quality of accommodation on offer.



- 3 spacious bedrooms
- Close to local schools
- Near public transport links
- Off street parking
- Ideal for families
- Viewing recommended
- Great investment opportunity



206 Strathtay Road Perth, PH1 2ND

GROSS INTERNAL AREA
GROUND FLOOR : 414 sq. ft. 38.5 m², FIRST FLOOR : 425 sq. ft. 39.5 m²
TOTAL : 839 sq. ft. 78.0 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		
(81-81)	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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus)	A		
(81-81)	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	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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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