



**Premier
Properties**
Perth



12 Grey Row, Perth, PH1 3JR

Offers Over £149,999

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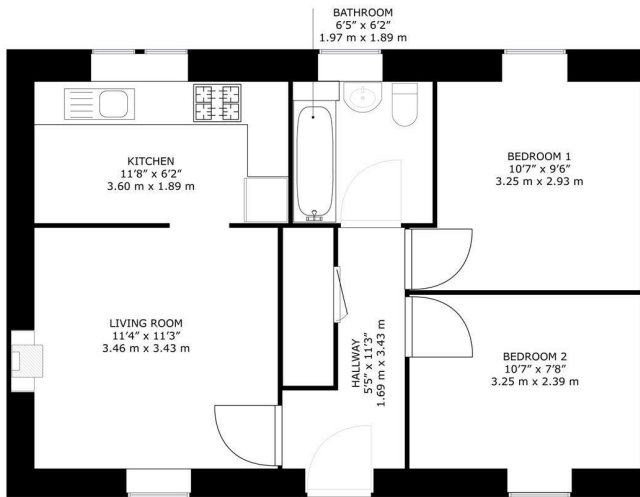
Accessed via its own main door, the accommodation comprises a welcoming entrance hall with a generous storage cupboard, a spacious and inviting living room featuring a wood-burning stove, a modern fitted kitchen, two well-proportioned double bedrooms, and a contemporary bathroom. The property further benefits from gas central heating and double glazing throughout.

Externally, the apartment enjoys its own private garden grounds, ideal for relaxation and outdoor entertaining during the summer months. Two off-street parking spaces are available and pertains to the property.

This attractive home would make an ideal first-time purchase, and early viewing is highly recommended to fully appreciate all that is on offer.

- 2 cosy bedrooms
- Charming apartment style
- Located in Ruthvenfield
- Close to Perth amenities
- Easy access to transport
- Private parking
- Perfect for professionals
- Viewing recommended
- Private garden grounds





12 Grey Row, Ruthvenfield, Perth, PH1 3JR

GROSS INTERNAL AREA
TOTAL: 483 sq.ft, 44.9 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(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 ₂ emissions		
Scotland	EU Directive 2002/91/EC		Scotland	EU Directive 2002/91/EC	



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