



12 Grey Row, Perth, PH1 3JR

Offers Over £149,999



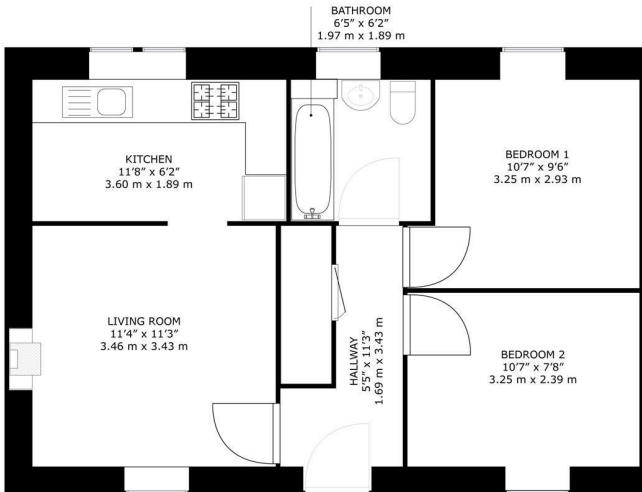
Accessed via its own main door, the accommodation comprises a welcoming entrance hall with a generous storage cupboard, a spacious and inviting living room featuring a wood-burning stove, a modern fitted kitchen, two well-proportioned double bedrooms, and a contemporary bathroom. The property further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