



10 Closeburn Terrace 63 Feus Road, Perth, PH1 2AX

Offers Over £120,000



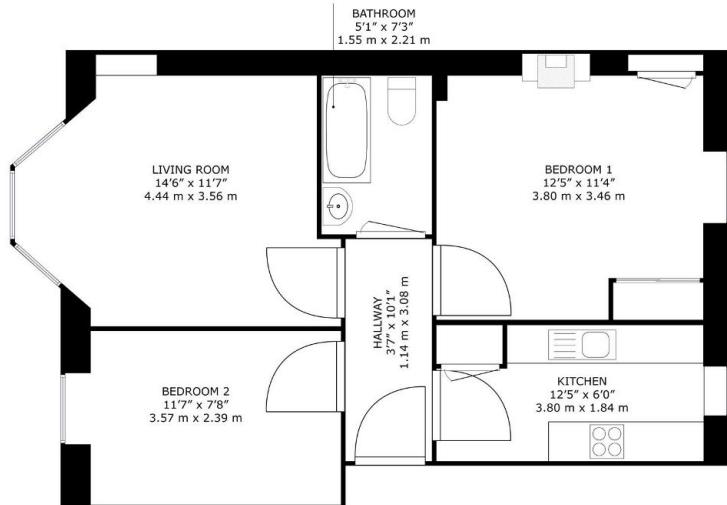
The flat also includes a well-designed bathroom, ensuring convenience and privacy. The layout is both practical and inviting, allowing for a seamless flow between the living areas.

Situated in a vibrant community, this property benefits from easy access to local amenities, including shops, parks, and public transport links, making it an ideal choice for those who appreciate both tranquillity and connectivity.

Whether you are looking to invest or find your next home, this flat on Feus Road offers a wonderful blend of comfort and convenience in the heart of Perth. Do not miss the chance to make this delightful property your own.

- 2 cosy bedrooms
- 1 modern bathroom
- Spacious reception room
- Close to local amenities
- Easy access to transport
- Perfect for first-time buyers
- Viewing recommended
- Convenient city location





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GROSS INTERNAL AREA
TOTAL: 524 sq.ft, 48.7 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	

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	



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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