



85 Bertha Way, Perth, PH1 0AA

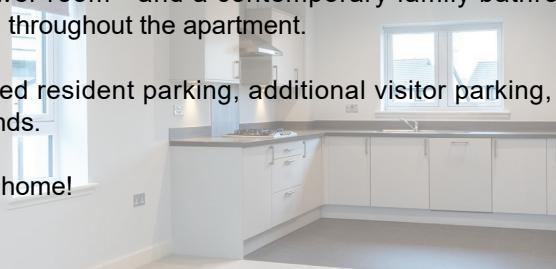
Offers Over £165,000



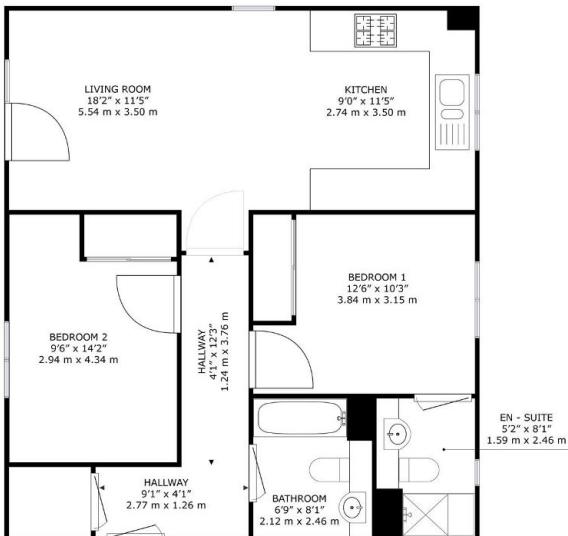
The accommodation comprises a welcoming entrance hall, a generous open-plan kitchen, dining and living area with integrated appliances, two well-proportioned double bedrooms—one benefitting from an en-suite shower room—and a contemporary family bathroom. Excellent storage solutions are provided throughout the apartment.

Externally, the property enjoys allocated resident parking, additional visitor parking, and well-maintained communal garden grounds.

This property would make a perfect first home!



- Spacious 2-bedroom flat
- Two modern bathrooms
- Bright reception room
- Close to local amenities
- Easy access to transport
- Ideal for small families
- Perfect for professionals
- Viewing highly recommended
- High quality fixture and fittings



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GROSS INTERNAL AREA
TOTAL: 729 sq.ft, 67.7 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	83	83
(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			
(82 plus)	A		
(81-81)	B	86	86
(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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