



**Premier
Properties**
Perth



85 Bertha Way, Perth, PH1 0AA

Offers Over £165,000

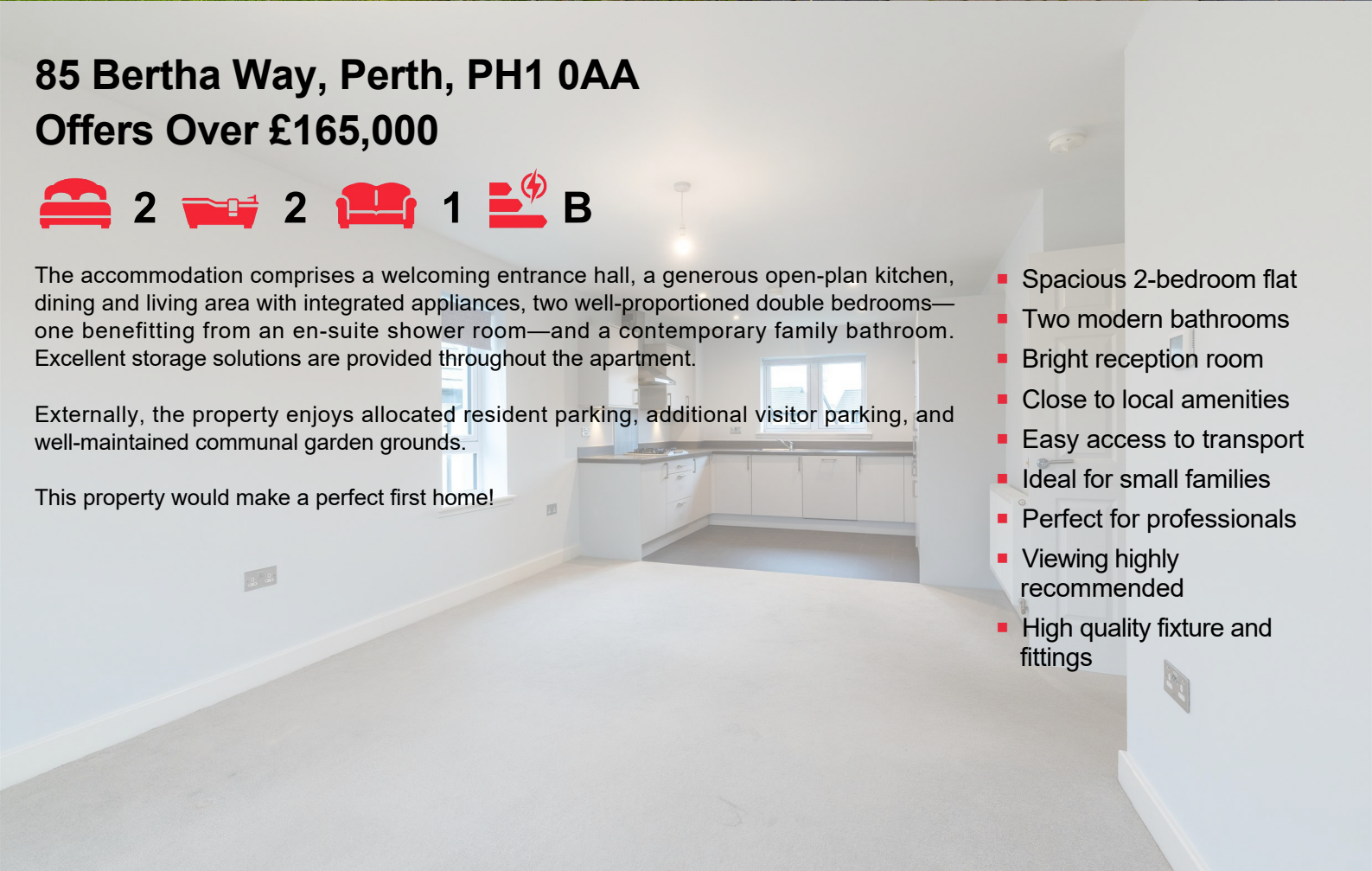
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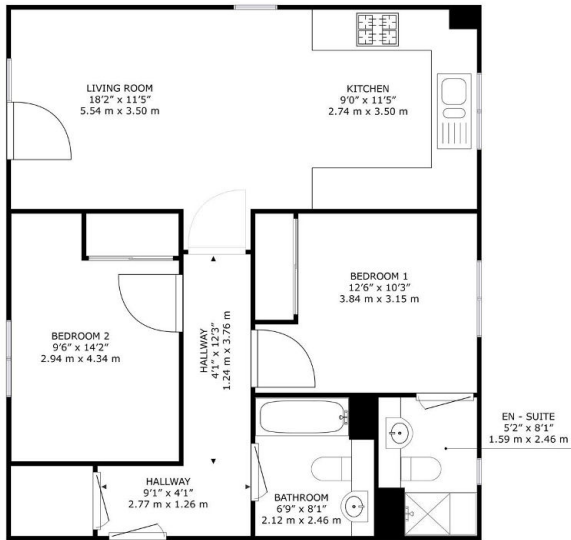
The accommodation comprises a welcoming entrance hall, a generous open-plan kitchen, dining and living area with integrated appliances, two well-proportioned double bedrooms—one benefitting from an en-suite shower room—and a contemporary family bathroom. Excellent storage solutions are provided throughout 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			
(92 plus) A		83	83
(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		86	86
(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	



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