



## 71b Edinburgh Road, Perth, PH2 8DS

Offers Over £125,000



The property benefits from gas central heating and double glazing throughout.

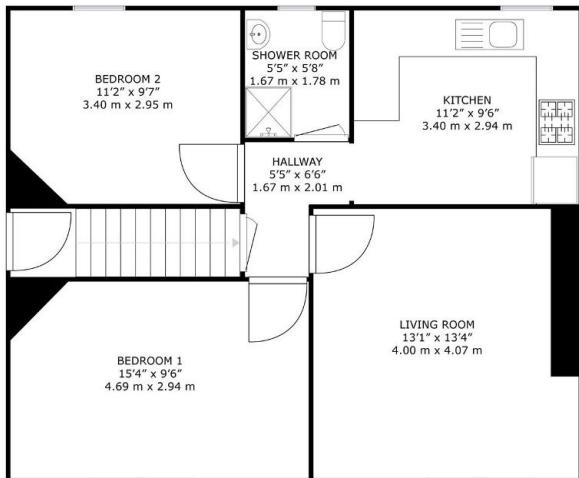
The accommodation comprises a welcoming hallway, a tastefully decorated living room, a fitted kitchen, a modern shower room, and two bedrooms, both featuring built-in wardrobes.

#### Location:

The ever-popular area of Craigie offers an excellent range of local amenities, including Glenearn Community Campus, Craigie Primary School, Tesco Superstore, and Craigie Golf Course. The nearby A90 and M90 provide convenient access to both the north and south of Perth, making this an ideal location for commuters.

Externally, the property enjoys a section of shared garden grounds as well as a private rear garden. Off-street parking is available to the side of the property.

- 2 bedrooms
- Spacious reception room
- Close to local amenities
- Easy access to transport
- Perfect for first-time buyers
- Viewing highly recommended
- Sought after location



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GROSS INTERNAL AREA  
TOTAL: 608 sq.ft, 56.5 m<sup>2</sup>  
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		
(69-80)	C		
(55-56)	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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(82 plus)	A		
(81-81)	B		
(69-80)	C		
(55-56)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> 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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