



**Premier
Properties**
Perth



36 Earnbank, Perth, PH2 9XA Offers Over £120,000



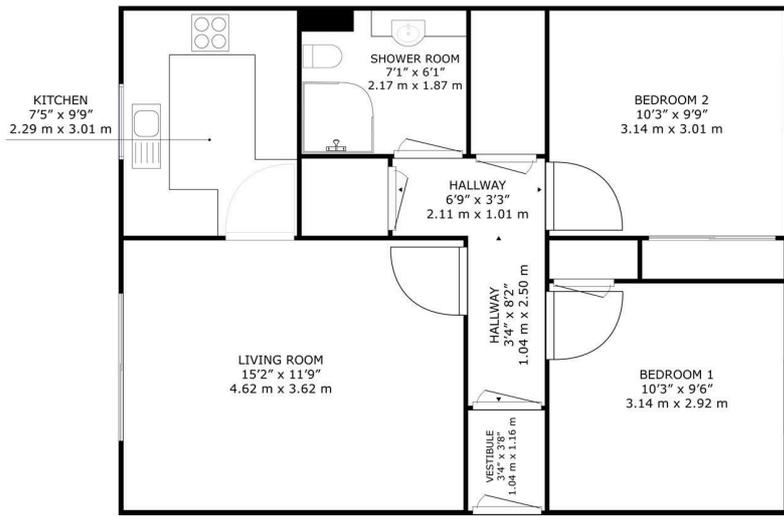
Accommodation is located on the one level and comprises, welcoming entrance hall, spacious lounge with patio doors to the rear gardens, kitchen, two double bedrooms and a shower room. To the rear of the property, there is a private patio area perfect for relaxation.

The property offers residents a large shared garden area, with stunning views of the River Earn. There is a large decking area overlooking the river, and views of the countryside. Residents parking & visitors parking is available.

The property is factored which includes an on site manager, building insurance, maintenance and repair of common parts of the building, grounds and communal areas – factoring fee £200 per month. Residents of the property also benefit from the use of a Residents Lounge and kitchen, offering a range of social activities. Residents can have exclusive use of the lounge and kitchen for private functions. Guest accommodation is also available at a nominal rate.

There is an age restriction of 50 years.

- 2 cosy bedrooms
- Spacious reception room
- Close to local amenities
- Easy access to transport
- Retirement complex
- Quiet residential area
- Viewing highly recommended



36, Earnbank Bridge Of Earn, Perth, PH2 9XA

GROSS INTERNAL AREA
TOTAL: 543 sq.ft, 50.4 m²
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
	75	88	90
	60		
Scotland		Scotland	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



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