



**Premier
Properties**
Perth



4G South Inch Court, Perth, PH2 8BG

Offers Over £175,000



Presented in move-in condition, the property comprises; welcoming & spacious entrance hall, bright lounge featuring two windows, providing an abundance of daylight - the ideal space to relax & unwind. Fitted kitchen offering ample storage space and three sizeable bedrooms, one with en suite shower room (with WC). The family bathroom completes the home.

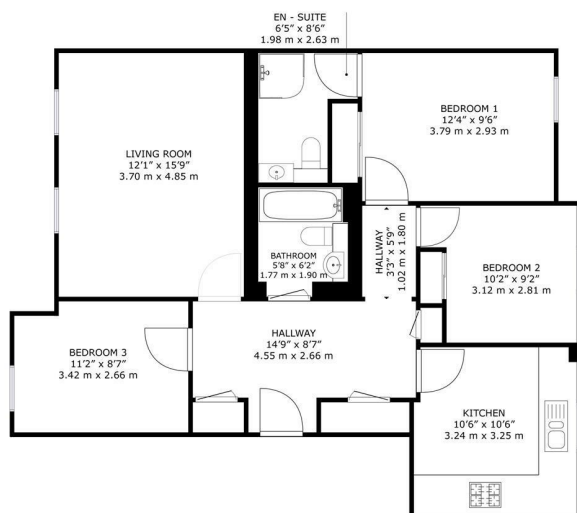
Gas central heating and double glazing ensure warmth and comfort throughout.

Externally, there are mutual grounds surrounding the property along with the convenience of a private parking space.

This apartment offers easy access to local amenities, parks, and transport links, making it an excellent choice for those seeking a blend of comfort and convenience. Whether you are a first-time buyer, a small family, or looking to downsize, this property presents a wonderful opportunity to purchase in a sought-after area.

- Three Bedrooms
- Ensuite Bathroom
- Gas Central Heating
- Double Glazing
- Allocated Parking
- Popular Area
- Close To All Local Amenities





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GROSS INTERNAL AREA
TOTAL: 912 sq.ft, 84.7 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
Scotland	EU Directive 2002/91/EC		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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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