



**Premier
Properties**
Perth



236a High Street, Perth, PH1 5QJ Offers Over £119,500



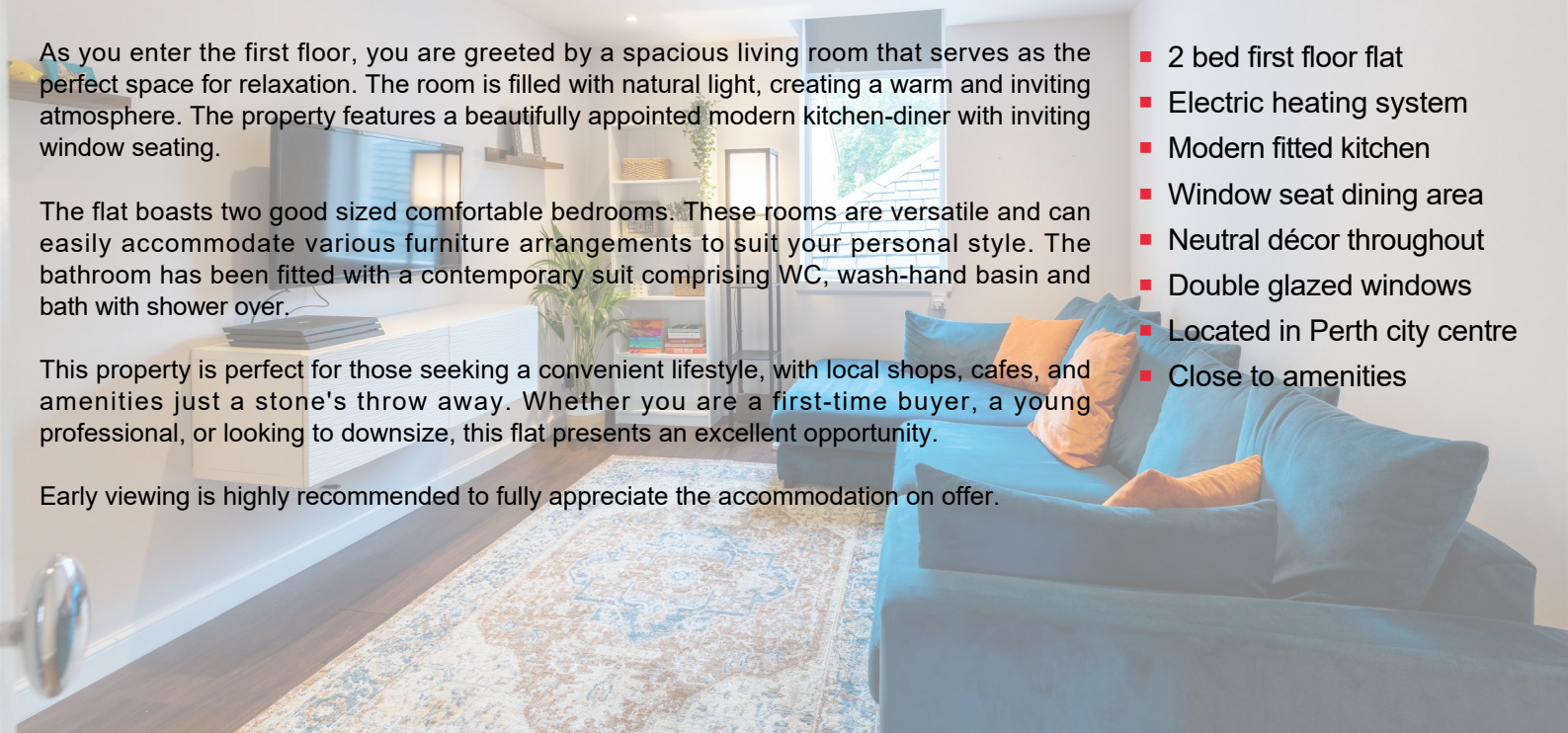
As you enter the first floor, you are greeted by a spacious living room that serves as the perfect space for relaxation. The room is filled with natural light, creating a warm and inviting atmosphere. The property features a beautifully appointed modern kitchen-diner with inviting window seating.

The flat boasts two good sized comfortable bedrooms. These rooms are versatile and can easily accommodate various furniture arrangements to suit your personal style. The bathroom has been fitted with a contemporary suit comprising WC, wash-hand basin and bath with shower over.

This property is perfect for those seeking a convenient lifestyle, with local shops, cafes, and amenities just a stone's throw away. Whether you are a first-time buyer, a young professional, or looking to downsize, this flat presents an excellent opportunity.

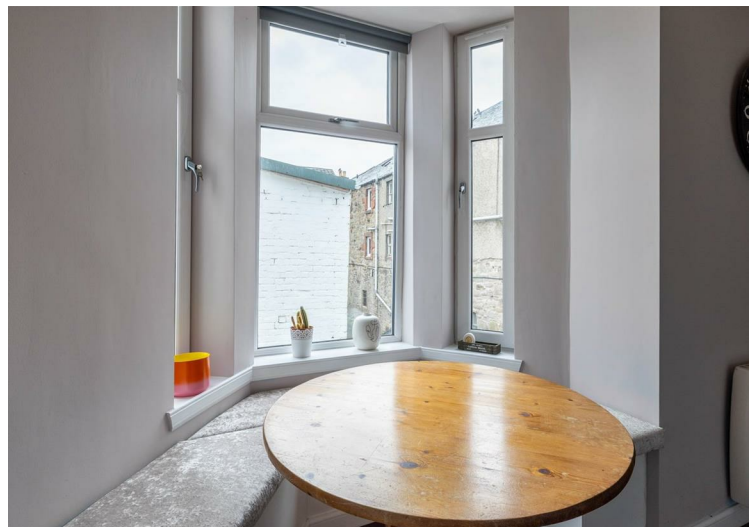
Early viewing is highly recommended to fully appreciate the accommodation on offer.

- 2 bed first floor flat
- Electric heating system
- Modern fitted kitchen
- Window seat dining area
- Neutral décor throughout
- Double glazed windows
- Located in Perth city centre
- Close to amenities





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	86
(55-68) D		(55-68) D	89
(39-54) E	46	(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		Scotland	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



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