



**Premier
Properties**
Perth

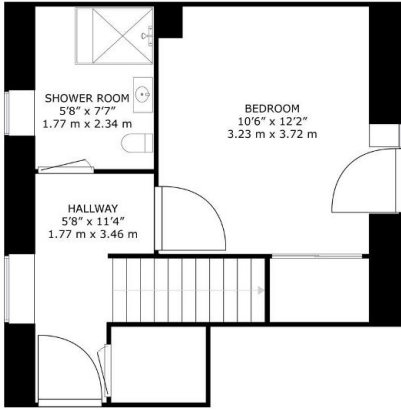


11B Low Street, Perth, PH1 5RH
Offers Over £130,000

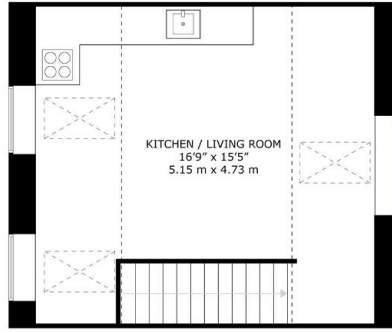
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- Fully renovated 1-bedroom house
- High quality fixtures and fittings
- City centre location
- Close to local amenities
- Easy access to transport links
- Ideal for first-time buyers
- Open plan living
- Viewing highly recommended



GROUND FLOOR

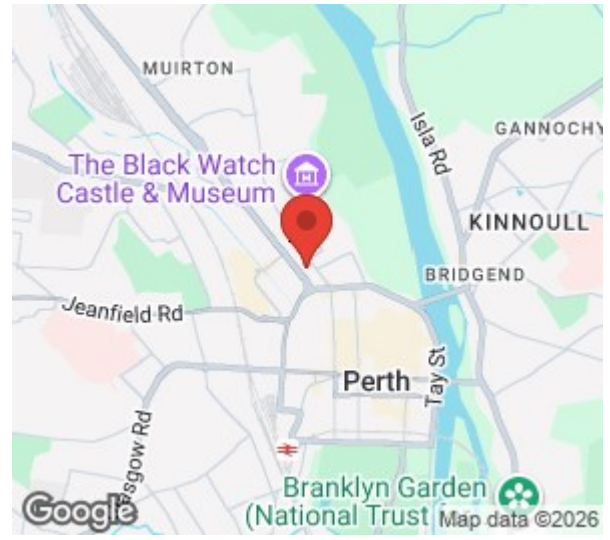


FIRST FLOOR

11B, Low Street Perth, PH1 5RH

GROSS INTERNAL AREA
 GROUND FLOOR : 301 sq. ft, 28.0 m², FIRST FLOOR : 299 sq. ft, 27.7 m²
 TOTAL: 600 sq. ft, 55.7 m²

SIZES AND DIMENSIONS AND APPROXIMATE, ACTUAL MAY VARY



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		45	79

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(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			
		82	89

Scotland EU Directive 2002/91/EC

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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.