



**Premier
Properties**
Perth



42 New Row, Perth, PH1 5QA Offers Over £100,000

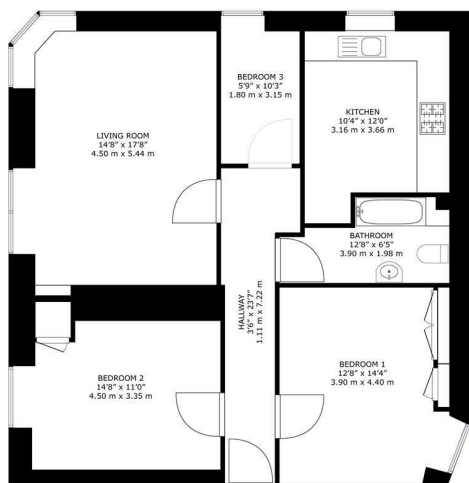
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Presented across one level, the property boasts a bright lounge, featuring dual aspect windows, offering an abundance of daylight. The large dining kitchen provides ample storage space with the three bedrooms and bathroom completing the layout.

Situated in the perfect location for those wishing to live in the very heart of the city, the apartment is on the doorstep of the North Inch Parklands & the picturesque River Tay with all city centre amenities including the bus and train stations just a five to ten minute walk away. The nearby motorway networks are easily accessed, making it ideal for the commuter too.

- Three Bedrooms
- Gas central Heating
- Double Glazing
- Popular Area
- Close To Local Amenities
- Perth City Centre Location
- Stunning traditional features





42, New Row Perth, PH1 5QA
GROSS INTERNAL AREA
TOTAL: 1079 sq.ft, 100.2 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	



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