



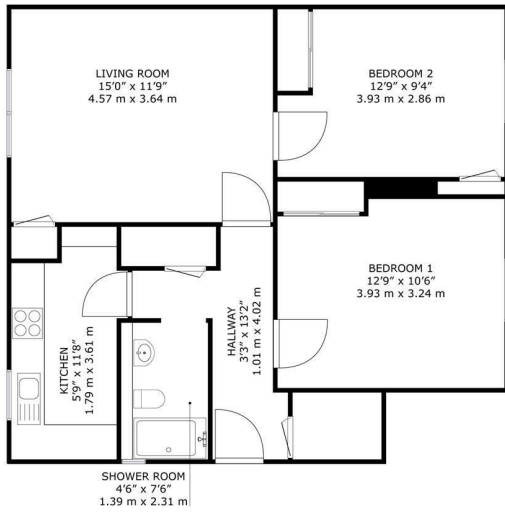
**Premier  
Properties**  
Perth



**10 Perth Road, Perth, PH1 4NQ**  
**Offers Over £69,950**

 **2**  **1**  **1**  **D**

- Two-bedroom ground floor apartment in a popular residential area of Stanley
- Ideal opportunity for first-time buyers, downsizers, or investors
- Excellent potential for buyers looking to put their own stamp on a property
- Private parking space
- Private garden grounds, mainly laid to lawn
- Early viewing is highly recommended to appreciate the potential and accommodation on offer.



10, Perth Road Stanley, PH1 4NQ

GROSS INTERNAL AREA  
TOTAL: 700 sq.ft, 65.0 m<sup>2</sup>,  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A			(82 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E	60	68	(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 <sub>2</sub> emissions
Scotland		Scotland	
EU Directive 2002/91/EC		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.