



**Premier
Properties**
Perth



33 The Stables, Perth, PH1 2TW

Offers Over £115,000

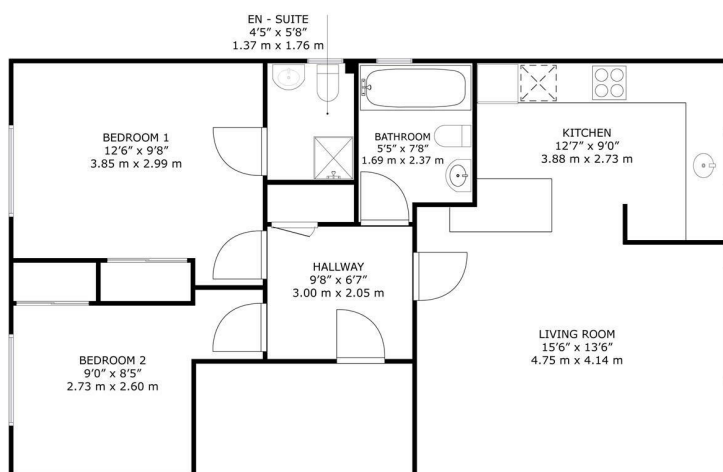
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Presented across one level and in move-in condition, the property combines comfort and convenience throughout featuring a welcoming entrance hall, open plan spacious lounge and kitchen/diner - ideal for relaxing and everyday living. There are two generous double bedrooms - one benefitting from an ensuite shower room, as well as a family bathroom.

Externally, residents parking offers added convenience in this sought-after location. Viewing comes highly recommended.

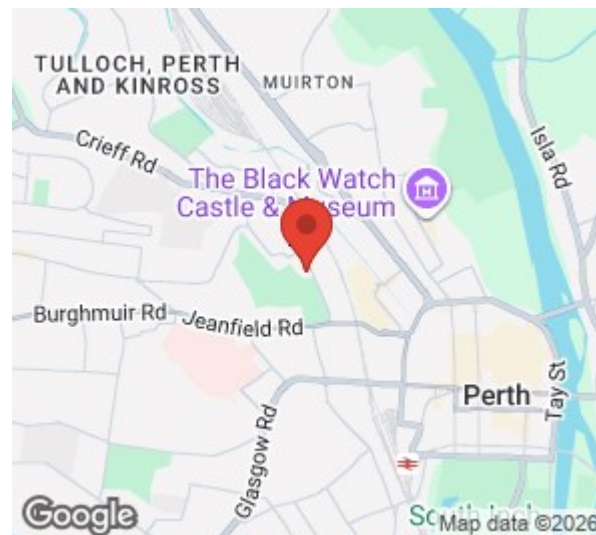
Located within easy reach of a wide array of local amenities — including shops, cafes, and green spaces — this flat ensures that everything you need is just a short walk away. Perth offers an excellent range of social, leisure, consumer, retail, sporting and educational facilities. The railway and bus stations are both within walking distance and the easily accessible A90 dual carriageway offers easy commuting to all major cities.

- Two bedrooms
- Ensuite bathroom
- Electric heating
- Double glazing
- Popular area
- Close to local amenities
- Allocated parking space



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GROSS INTERNAL AREA
TOTAL: 702 sq ft, 65.2 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	90
(69-80) C	74	(69-80) C	90
(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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