



**Premier
Properties**
Perth



104 Potterhill Gardens, Perth, PH2 7EE

Offers Over £95,500

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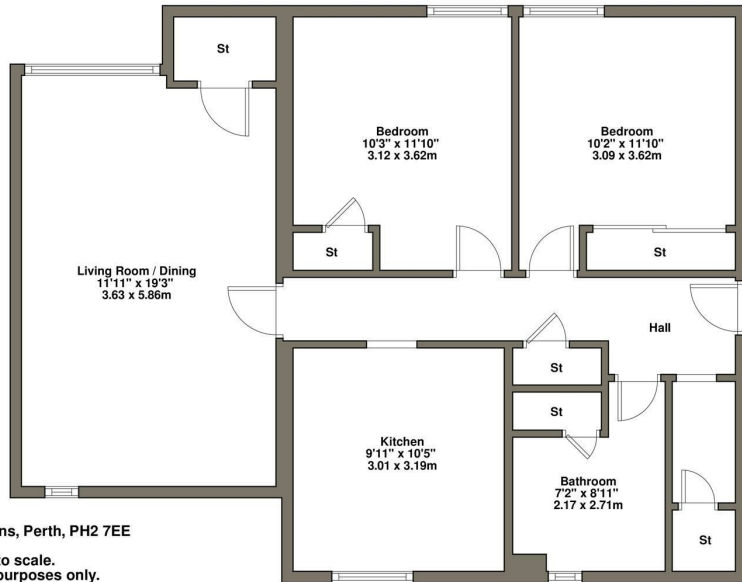
Presented across one level, the property comprises: Entrance Hall, Spacious Lounge, Two Bedrooms, Kitchen and Bathroom (with WC).

The property benefits from economy 7 meter storage heating and double glazing throughout. Externally, there is mutual garden ground to the front and rear along with an adjoining, communal drying room and external storage area.

All City Centre amenities, including bus and train stations, are within a short walk, and the nearby motorway networks make this property ideally suited for a wide variety of buyers.

- 2 Bedrooms
- Buy To Let Opportunity
- Double Glazing
- Great First Time Buy
- Investment Opportunity
- On Street Parking





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 Plan not to scale.
 For illustrative purposes only.



Energy Efficiency Rating	
Current	Potential
66	76
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (38-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	
Scotland	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
55	60
Very environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (38-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
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.