



**Premier
Properties**
Perth



22A Abbot Street, Perth, PH2 0EE Offers Over £78,000

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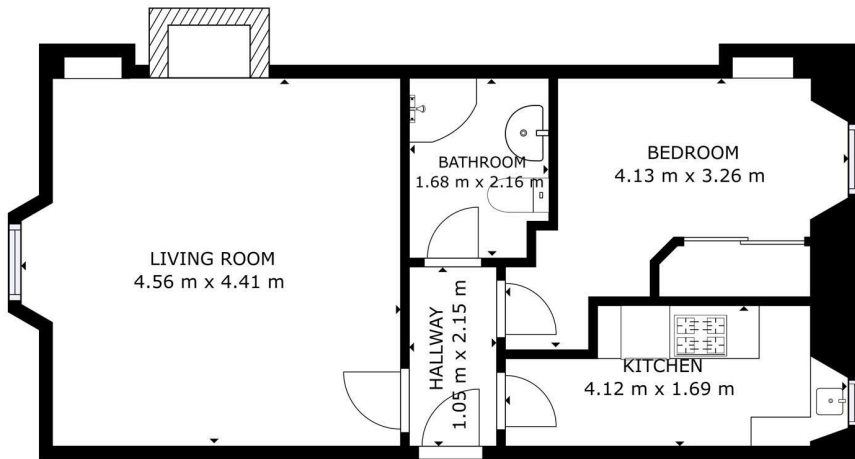
The property is situated in a predominantly private residential area opposite Craigie Primary School and within walking distance to the City Centre. There are a number of nearby amenities including a local shop/post office, regular bus service and eateries. The railway station, bus station and the picturesque South Inch Parklands can also be found within walking distance. Easy access can be gained to the M90 motorway via the nearby Broxden Roundabout.

Accommodation comprises; Entrance hall, lounge, kitchen, bedroom and shower room with WC.

Warmth is offered through gas central heating and the windows are double glazed throughout.

Externally, there is on street free parking to the front and shared garden grounds to the rear.

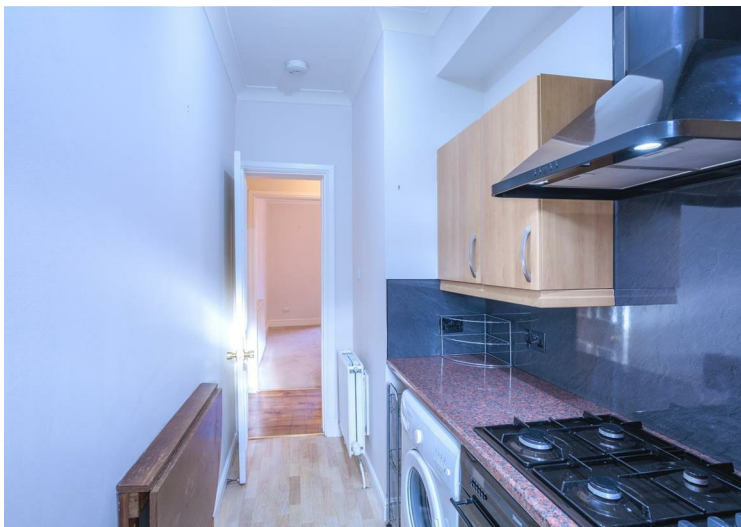
- 1 Bedroom
- Double Glazing
- On Street Parking
- Gas Central Heating
- Buy To Let Opportunity
- Popular Area
- Shared Garden
- Great First Time Buy
- Close To All Amenities



GROSS INTERNAL AREA
FLOOR 1: 43.38 m²
TOTAL: 43.38 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions
(92 plus) A		92	(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(38-54) E	50		(38-54) 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



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