



**Premier  
Properties**  
Perth




## Top Flat, 16 Marshall Place, Perth, PH2 8AG Offers Over £217,500

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Presented across four levels accommodation comprises: Ground Floor - Mutual Vestibule and Stairwell. Mezzanine Floor - Bathroom with WC. First Floor - Hall, Lounge, Kitchen/Dining Room and Utility Room. Attic Floor - Landing, Three Bedrooms and Shower Room with WC.

The property benefits from gas fired heating and features timber sash and case single glazed windows.

The property has enviable location to all city centre amenities Perth has to offer including a variety of shops, bars, restaurants, supermarkets, leisure facilities, train and bus stations, all just a short walk away. Travel links are easily accessible to Dundee, Edinburgh, Glasgow and Stirling, making this a fantastic property for the commuter.

- 3 Bedrooms
- 2 Bathrooms
- Attractive Views 
- Charming Features
- Gas Heating
- Sash & Case Windows





GROSS INTERNAL AREA  
 FLOOR 1: 13 m<sup>2</sup>, FLOOR 2: 78 m<sup>2</sup>  
 FLOOR 3: 56 m<sup>2</sup>, EXCLUDED AREAS:  
 REDUCED HEADROOM BELOW 1.5M: 3 m<sup>2</sup>  
 TOTAL: 147 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		75	(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D	59		(55-68) D
(38-54) E			(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 <sub>2</sub> emissions
Scotland		EU Directive 2002/91/EC	Scotland



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