



**Premier
Properties**
Perth



8 Old Mill Courtyard, Perth, PH2 9SY Offers Over £115,000

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The apartment itself is situated close to the main street which runs through the village on which there are a range of local amenities, including a small supermarket, a primary school and a good choice of pubs and restaurants. The village also benefits from a variety of leisure facilities including tennis courts and a bowling green and is within a few minutes' drive of the M90 motorway, which in turn provides easy commuting to all major cities and airports in the central belt.

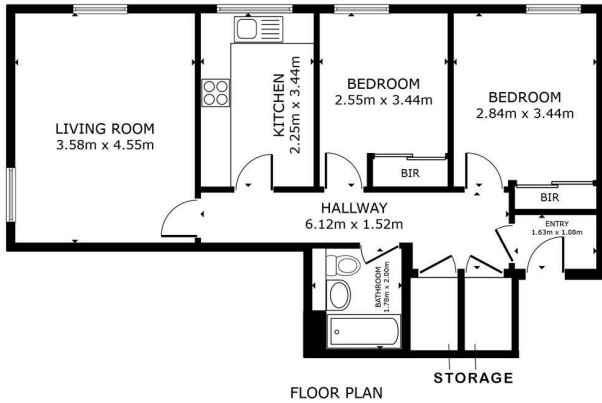
The accommodation comprises mainly of: entrance vestibule, hallway, living room, kitchen, bathroom and two bedrooms.

Warmth is provided through an electric night storage heater, plus electric programmable heaters, and the windows are double glazed throughout.

There is a mutual courtyard to the side of the property where car parking is available.

- 2 Bedrooms
- Allocated Parking
- Buy To Let Opportunity
- Double Glazing
- Electric Storage Heating
- Great First Time Buy
- Move In Condition
- Newly Renovated
- Secure Door Entry System





FLOOR PLAN

STORAGE

GROSS INTERNAL AREA
 FLOOR PLAN 58.1 sq.m.
 EXCLUDED AREAS: HALLWAY 9.6 sq.m.
 TOTAL: 58.1 sq.m.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating	
Current	Potential
79	82

Environmental Impact (CO ₂) Rating	
Current	Potential
68	71



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