



**Premier  
Properties**  
Perth



## 4H Windsor Terrace, Perth, PH2 0BA Offers Over £92,500



The accommodation comprises: Entrance Hall, Lounge, Kitchen, Bedroom and Bathroom with new suite. The property is freshly decorated throughout with new flooring and period features.

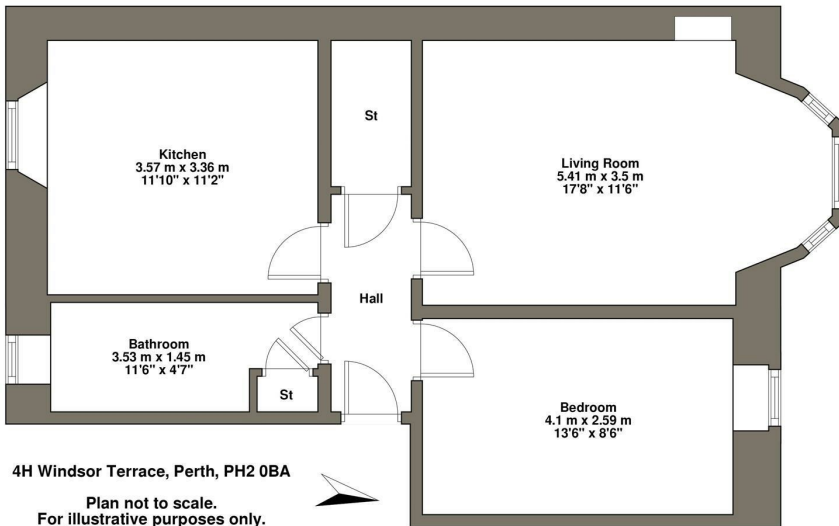
There is also a large, walk-in cupboard accessed from the hallway providing plentiful storage space. White goods are included in the sale.

Heating is provided via electric panel heaters. The property is single glazed and benefits from a new hot water tank.

Externally, there is a shared drying green to the rear and a secure bike shed. Free on street parking is available to the front of the property. There is also a shared storage cupboard on the half landing.

- 1 Bedroom
- Close To All Local Amenities
- Electric Heating
- On Street Parking
- Popular Area
- Shared Garden





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			(92 plus) A
(81-91) B		81	(81-91) B
(69-80) C			(69-80) C
(55-68) D	55		(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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