



**Premier
Properties**
Perth



6 Young Street, Perth, PH2 0EF Offers Over £228,500

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Period features include high ceilings, a stain glassed window in the hallway and a cast iron fireplace in the master bedroom. The ground floor is spacious and open planned for a living / dinner and study area off with an open fireplace. Large windows and good orientation allow the house flooded with light. Under the stairs is a WC, wash hand basin, shelving space and houses the gas central heating boiler.

Overlooking the garden is an ample kitchen to the rear which would benefit from improvement. It provides a workable and functional space and there is space for free standing cooker, washing machine and fridge freezer. Off the kitchen is a sunroom which is southwest facing. There are also architectural drawings for an extension.

Garden has a large shed and greenhouse with several plants and good sizable lawn area. There is also a patio in front of the kitchen which is a suntrap and enjoys the afternoon and evening sun. Great for summer evenings.

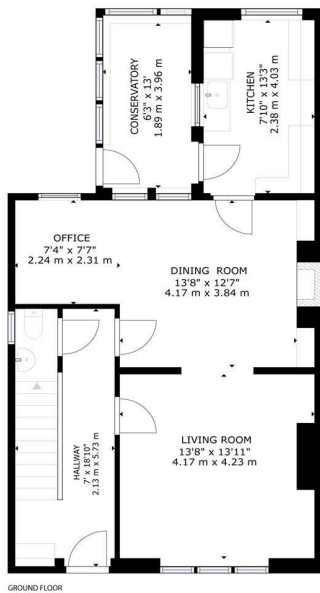
Two generous double bedrooms are on the second floor and have been recently modernized, offering bright and inviting rooms. Plenty of space for furniture and main bedroom features the original feature of a cast iron fireplace. The back bedroom overlooking the garden. Windows are all double glazed and PVC.

At mezzanine level is a contemporary three-piece bathroom suite with part wet wall with powerful mains shower and linen storage cupboard.

This property is not to be missed for the potential and current space on offer in a popular area of Craigie.

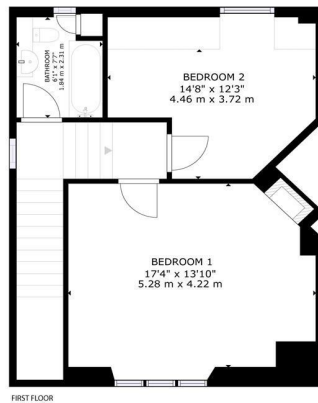
- Two Bedrooms
- Garden
- Close To Local Amenities
- Period Features
- Gas Central Heating
- Double Glazing
- Popular Area





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GROSS INTERNAL AREA:
 FLOOR 1: 689 sq ft, 63.9 m²; FLOOR 2: 330 sq ft, 49.25 m²
 EXCLUDED AREAS: PORCH: 349 sq ft, 32.42 m²; PATIO: 136 sq ft, 14.49 m²; PAVING: 683 sq ft, 63.29 m²; SCREEN PORCH: 83 sq ft, 7.73 m²
 TOTAL: 1228 sq ft, 113.33 m²
SECTS AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Energy Efficiency Rating	
Current	Potential
52	79

Very energy efficient - lower running costs

Not energy efficient - higher running costs

Scotland EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
44	75

Very environmentally friendly - lower CO₂ emissions

Not environmentally friendly - higher CO₂ emissions

Scotland EU Directive 2002/91/EC



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