

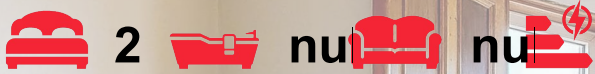


**Premier
Properties**
Perth



2 Blair Street, Perth, PH2 0JQ

Offers Over £125,000



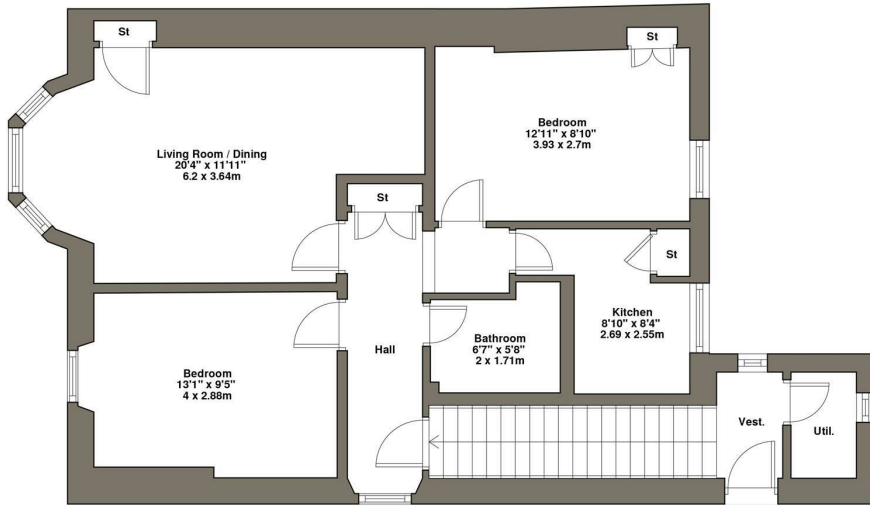
An entrance vestibule on the ground floor leads to the main accommodation on the first floor. The property boasts a generous front facing lounge with impressive bay window, fitted kitchen, two generous bedrooms and bathroom.

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

Conveniently situated on Blair Street, this home offers easy access to Perth City Centre and a range of amenities including shops, restaurants, and schools in close proximity. There is ample on street parking and an area of private garden to the rear.

- 2 Bedrooms
- Double Glazing
- Buy To Let Opportunity
- Gas Central Heating
- Close To All Amenities
- Private Garden





2 Blair Street, Perth, PH2 0JQ
 Plan not to scale.
 For illustrative purposes only.



Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(38-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Environmental Impact (CO₂) Rating

Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(38-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

Scotland EU Directive 2002/91/EC

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