

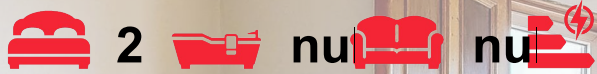


**Premier
Properties**
Perth



2 Blair Street, Perth, PH2 0JQ

Offers Over £115,000



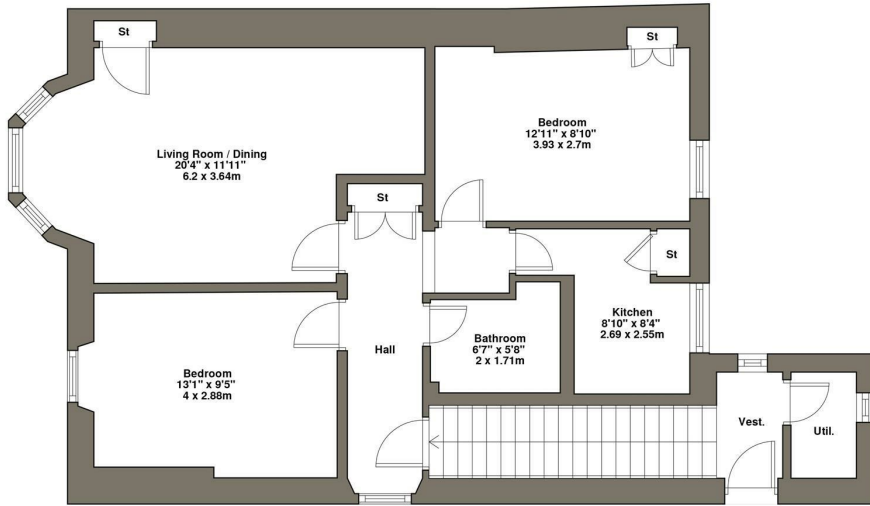
An entrance vestibule on the ground floor leads to the main accommodation on the first floor. The property boasts a generous front facing lounge with impressive bay window, fitted kitchen, two generous bedrooms and bathroom.

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

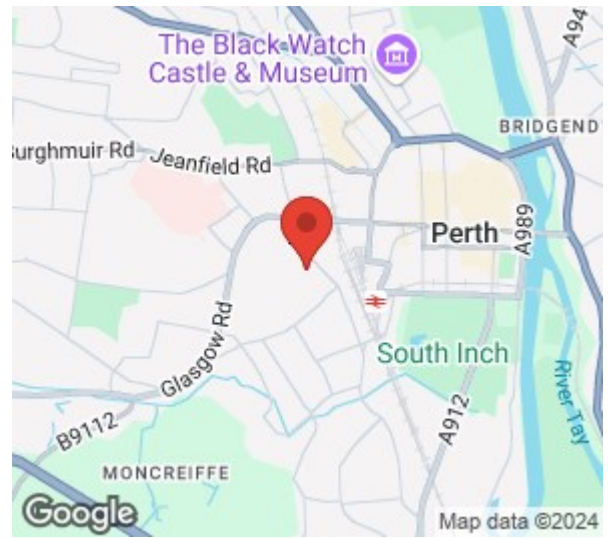
Conveniently situated on Blair Street, this home offers easy access to Perth City Centre and a range of amenities including shops, restaurants, and schools in close proximity. There is ample on street parking and an area of private garden to the rear.

- 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	
Current	Potential
Very energy efficient - lower running costs	
(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	
Scotland	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(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	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.