



**Premier  
Properties**  
Perth



## 43 King Street, Perth, PH2 8JB

Offers Over £347,500

 3  2  2  E

Offering accommodation across three levels and in move-in condition, the property comprises: **GROUND FLOOR:** Entrance vestibule, welcoming hallway, bright sitting room with feature fireplace and dining room. **LOWER GROUND FLOOR:** Rear hall and kitchen/breakfast room providing access to the rear garden/courtyard. **MEZZANINE FLOOR:** Bedroom and bathroom with WC. **FIRST FLOOR:** Landing, spacious lounge featuring two bay windows & fireplace along with many original features, bedroom with en-suite shower room with WC. **ATTIC FLOOR:** Landing, bedroom and box room.

In addition to this, there is a large basement which runs under the main part of the house. This provides a considerable amount of storage space which houses the combination boiler and provides utility space for a washing machine and tumble dryer.

The property benefits from gas fired central heating and features timber sash and case single glazed windows.

Externally, garden grounds lie to the front, side and rear of the property. Offering a good degree of privacy, the front garden has an area of lawn bound by an array of colourful plants, shrubs & magnolia trees along with a slatted patio area, providing the ideal space for enjoying the finer weather. The attractive garden to the rear offers further private space for enjoying the outdoors.

Plenty on street parking is available to the front and surrounding area.

- Three Bedrooms
- Two Bathrooms
- Gas Central Heating
- Sash & Case Windows
- Character & Charm
- Original Features
- Close To Local Amenities
- Private Garden





GROUND FLOOR



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1 90.2 sq.m. FLOOR 2 67.7 sq.m. FLOOR 3 21.4 sq.m.  
 EXCLUDED AREAS: PATIO 13.9 sq.m.  
 TOTAL: 179.3 sq.m.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(38-54) E	50	(38-54) E	34
(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		Scotland	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



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