



**Premier
Properties**
Perth



44/15 Friar Street, Perth, PH2 0ED Offers Over £119,950

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The property is within close proximity to a number of nearby amenities including primary schools, a local shop/post office, regular bus service and eateries. Perth City Centre, railway station, bus station and the picturesque South Inch Parklands can also be found within walking distance. Easy access can also be gained to the M90 motorway via the nearby Edinburgh Road.

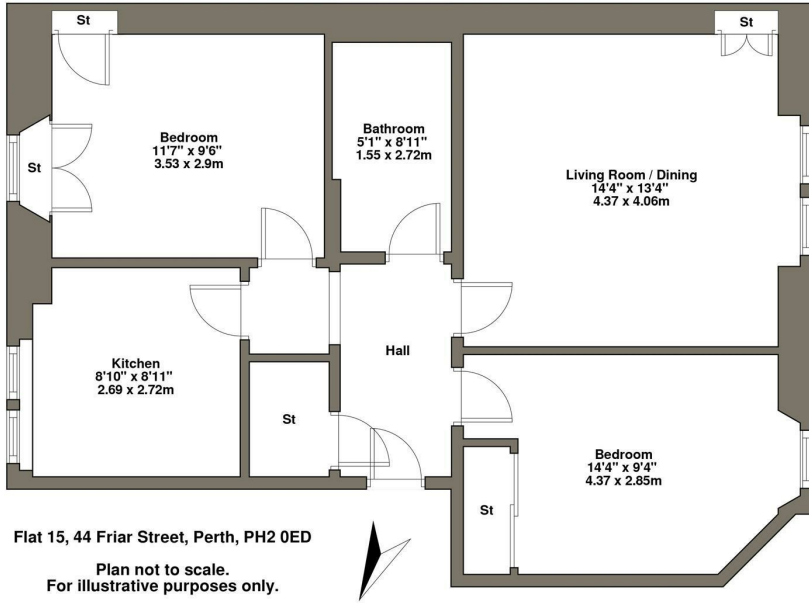
Boasting wooden floors and many original features, the accommodation comprises; Entrance Hall, Bright lounge with fireplace, Kitchen, Two Bedrooms and Bathroom with WC. White goods are included in the sale.

The property benefits from a secure entry door system. Warmth is offered via gas central heating and the windows are double glazed throughout.

Externally, there is free on street parking. The shared garden/drying area to the rear is mainly laid to lawn.

- Two Bedrooms
- Double Glazing
- Gas Central Heating
- Popular Area
- Close To Local Amenities
- On Street Parking
- Shared Garden





Flat 15, 44 Friar Street, Perth, PH2 0ED
Plan not to scale.
For illustrative purposes only.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ 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			(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 ₂ emissions
	72	78	72
			81
Scotland	EU Directive 2002/91/EC		Scotland



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