



**Premier  
Properties**  
Perth



## 36 New Row, Flat 16, Perth, PH1 5QA Offers Over £47,500

 1  1  1  C

Set across one level, accommodation comprises: Entrance hall, lounge, kitchen with boxroom-off, bedroom and shower room with WC.

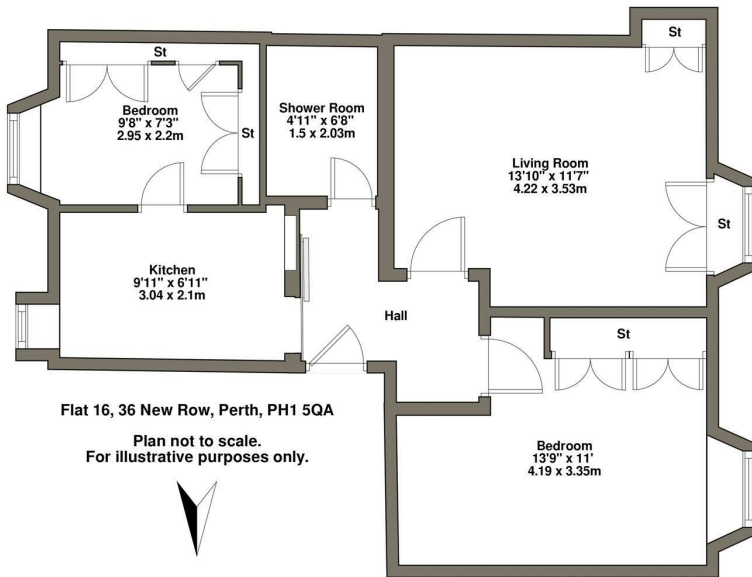
The property benefits from a secure entry door system and heating is provided by gas central heating and double glazing throughout.

Externally, there is a shared courtyard to the rear and on street parking available to the front of the property.

Location: The property has a superb location being just a stone's throw away from local cafes, shops, restaurants, theatre and Concert Hall. It is situated in an ideal location for the commuter with the road links, train and bus stations all close by.

- One Bedroom
- Gas Central Heating
- Double Glazing
- On Street Parking
- Close To All Local Amenities

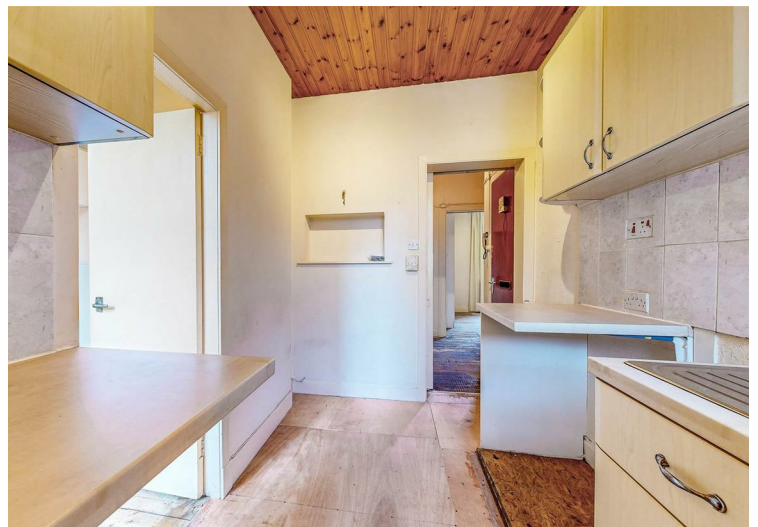




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(38-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		70	75
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
Scotland		71	78
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.