



**Premier  
Properties**  
Perth



**194F High Street, Perth, PH1 5PA**

**Offers Over £165,000**

 **3**  **2**  **1**  **D**

This unique home is in move in condition throughout and offers spacious accommodation set across two floors comprising ; First Floor – Entrance vestibule, inner hall, WC with a sauna, spacious lounge, single bedroom which is currently being used as a home office and open plan dining/kitchen. Second Floor – Landing, shower room and two double bedrooms.

The property benefits from gas central heating and double glazing throughout.

Location: Perth City Centre offers a variety of shops, bars, restaurants, supermarkets, leisure facilities, train and bus stations. Travel links are easily accessible to Dundee, Edinburgh, Glasgow, Stirling can also be easily accessed.

- Three Bedrooms
- Close To Local Amenities
- Gas Central Heating
- City Centre Location
- Double Glazing



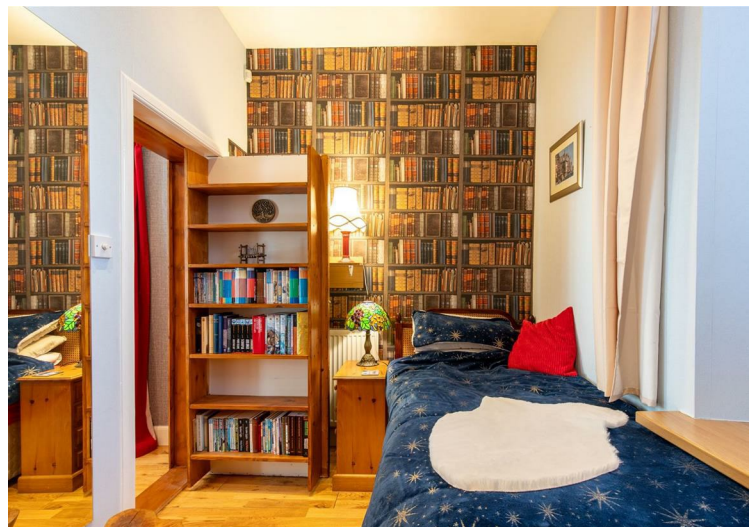


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GROSS INTERNAL AREA  
 FLOOR 1: 695 sq. ft./64.6 m<sup>2</sup>; FLOOR 2: 424 sq. ft./39.4 m<sup>2</sup>  
 TOTAL: 1119 sq. ft./104 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		75
(69-80)	C		
(55-68)	D	57	
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Scotland		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		72
(69-80)	C		
(55-68)	D		
(38-54)	E	48	
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> 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.