



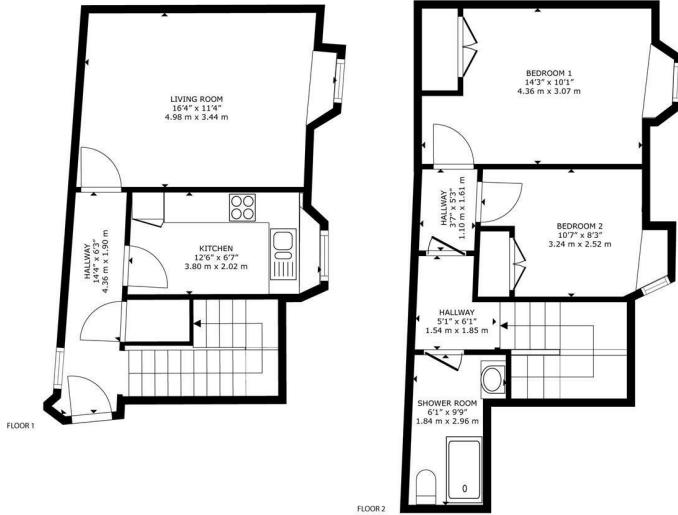
Flat 4 2 Blackfriars Street, Perth, PH1 5NA
Offers Over £120,000



This charming property features a welcoming entrance hallway, a spacious lounge, and well-equipped kitchen. On the upper floor there are two generous sized bedrooms, and shower room. Heating is offered via electric panel heating & the property has sash & case single glazed windows.

The property is just a stone's throw away from local cafes, shops, restaurants, the Theatre and Concert Hall. It is situated in an ideal location for those commuting to Dundee, Pitlochry, Inverness, Edinburgh, Glasgow and Aberdeen with the road links, train and bus stations all close by.

- Sought After Location
- City Centre
- 2 Bedrooms
- Well Presented
- Great First Time Buy



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GROSS INTERNAL AREA
FLOOR 1 35.1 m² (378 sq.ft.) FLOOR 2 37.7 m² (406 sq.ft.)
TOTAL: 72.8 m² (784 sq.ft.)
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		
(69-80)	C		
(55-68)	D		
(39-54)	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		
(39-54)	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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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