



**Premier
Properties**
Perth



6 The Archery Marshall Place, Perth, PH2 8AB Offers Over £219,950

 4  2  nuff  C

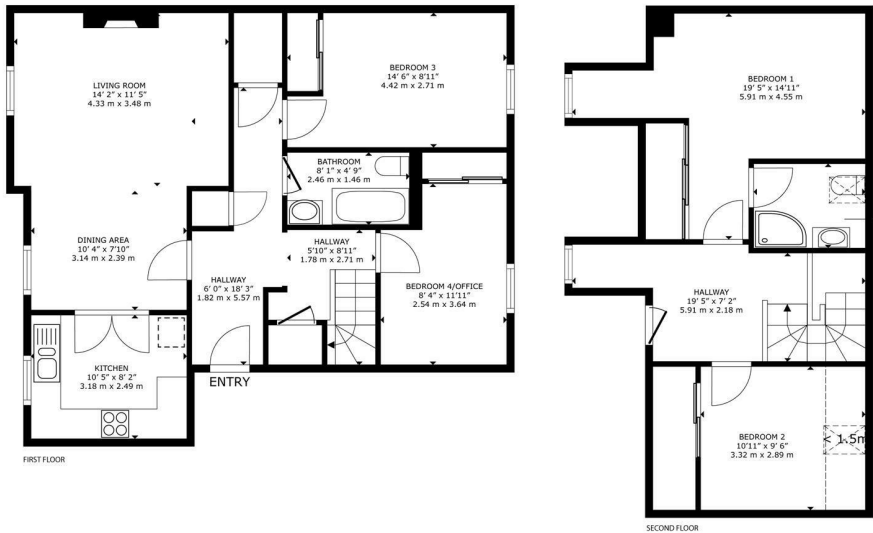
Presented across two levels accommodation comprises: Entrance hall, lounge/dining area, kitchen, two bedrooms and a bathroom with WC. On the attic floor there is the principle bedroom with en suite shower room and bedroom four.

Heating is provided via gas central heating and the windows are fully double glazed throughout.

To the exterior there is an allocated parking bay as well as maintained communal garden grounds. There is also security entry phone system to the communal close.

- 4 Bedrooms
- 2 Bathrooms
- Double Glazing
- Gas Central Heating
- Move In Condition
- Private Parking



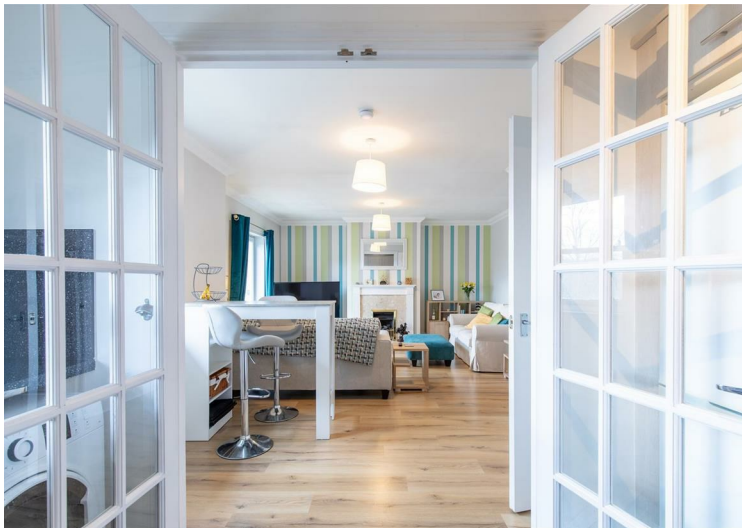


6 The Archery, Marshall Place, Perth PH2 8AB

FLOOR 1: 73.7 m² (793 sq.ft.) FLOOR 2: 43.8 m² (471 sq.ft.)
EXCLUDED AREAS: REDUCED HEADROOM 2.3 m² (25 sq.ft.)
TOTAL: 117.5 m² (1,264 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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