



**Premier  
Properties**  
Perth



## 1 Monart Road, Perth, PH1 5US

**Offers Over £157,500**



Monart Road is a popular area within walking distance of the City Centre. Perth offers a wide range of High Street stores, supermarkets, restaurants and recreational facilities. This property is ideal for the commuter providing access to the larger cities of Glasgow, Stirling, Edinburgh and Dundee as well as being within walking distance of the train and bus stations.

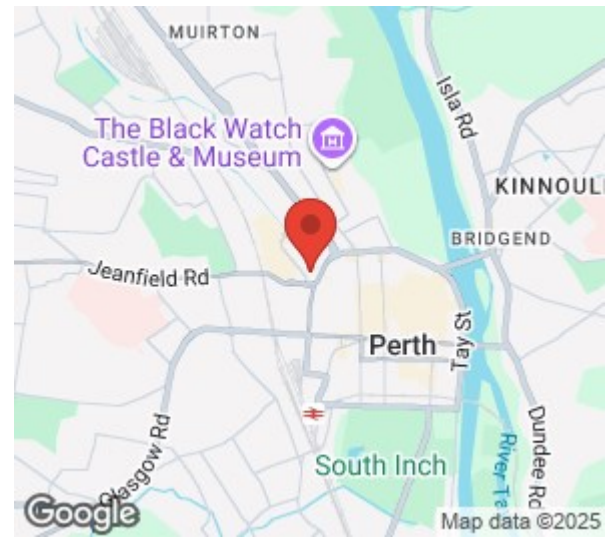
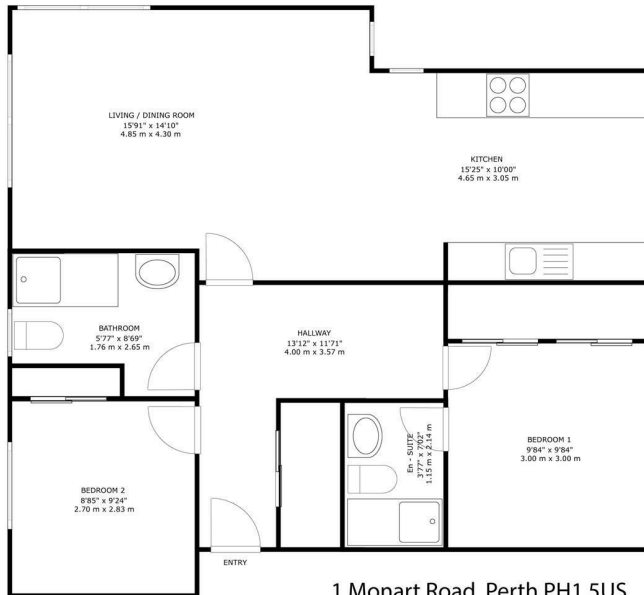
The property benefits from a secure door entry system, gas central heating, excellent storage and double glazing throughout.

Accommodation comprises: Entrance Hall, Bathroom, Open Plan Living/Dining/Kitchen, Two Bedrooms(one with en suite shower room).

Externally there are mutual landscaped areas around the development together with a car park providing a designated space.

- 2 Bedrooms
- Allocated Parking
- Buy To Let Opportunity
- Close To All Local Amenities
- Double Glazing
- En Suite Shower Room
- Gas Central Heating
- Great First Time Buy
- Move In Condition





| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---------------------------------------------|-------------------------|-----------|-----------------------------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |                                                                 | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                          |                         |           | (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                            |                         |           | (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                            |                         |           | (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                            |                         |           | (55-68) <b>D</b>                                                |                         |           |
| (38-54) <b>E</b>                            |                         |           | (38-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                            |                         |           | (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                             |                         |           | (1-20) <b>G</b>                                                 |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>Scotland</b>                             | EU Directive 2002/91/EC |           | <b>Scotland</b>                                                 | 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.