



**Premier  
Properties**  
Perth



## 90 Kestrel Way, Perth, PH1 5FT Offers Over £115,000

 1  1  1  B

There are a number of local amenities within walking distance including a local supermarket, primary and secondary schools along with a regular bus route. Nearby road links give easy access to and from the City Centre and the Broxden roundabout provides access to destinations across the country.

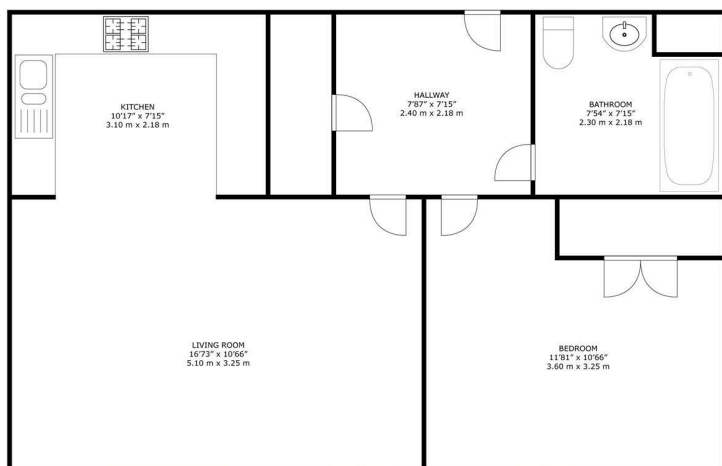
Presented in move in condition, the accommodation comprises; Hallway, bright & spacious open plan living room, the perfect space for relaxing, modern kitchen, double bedroom and bathroom with overhead shower.

Muirton Living has been carefully designed by award winning architects to provide a contemporary home with classic proportions, derived from the historic tenements and townhouses of Scotland. The development is closely located to Perth city centre. The development is easily accessible to the A90, M8 and Forth Road Bridge.

Viewing is essential to appreciate.

- South facing apartment
- 1 bedroom spacious apartment
- Sought after location
- Energy efficient
- Perfect first time buy or investment
- Modern





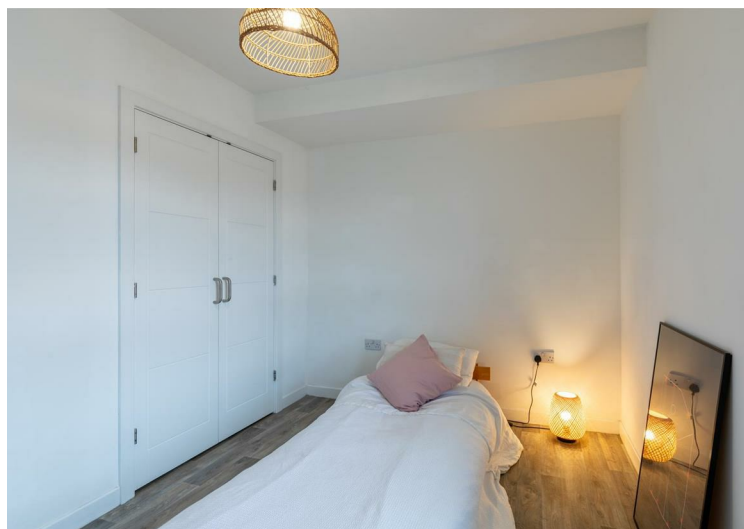
90 Kestrel Way, Perth PH1 5FT

GROSS INTERNAL AREA  
TOTAL 42.5 m<sup>2</sup> (462 sq ft.)  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Scotland</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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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.

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