



**Premier
Properties**
Perth



8 Park Crescent, Perth, PH2 6JZ

Offers Over £137,500

 **2**  **1**  **1**  **C**

Well situated for access to all local amenities, including primary school, shops, medical centre, dentist, and pub/restaurants. Perth city centre, with its services, amenities, and high-street shopping, is only a short distance. Access to the outer-ring motorway network nearby, provides easy commuting to all major cities.

The property offers spacious living accommodation and would suit a wide range of buyers. The property has main door access at ground level which leads to the entrance vestibule and stairs. On the first floor there is living room, fully fitted kitchen, two good sized bedrooms (second bedroom has been split by a partition wall which is easily removed) and family bathroom.

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

Externally, there is off street parking available and the good sized rear garden is mainly laid to lawn with a timber cabin that could be used for home working.

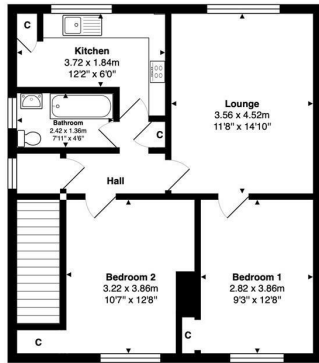
- 2 Bedrooms
- Excellent First Time Buy
- Double Glazing
- Gas Central Heating
- Off Street Parking



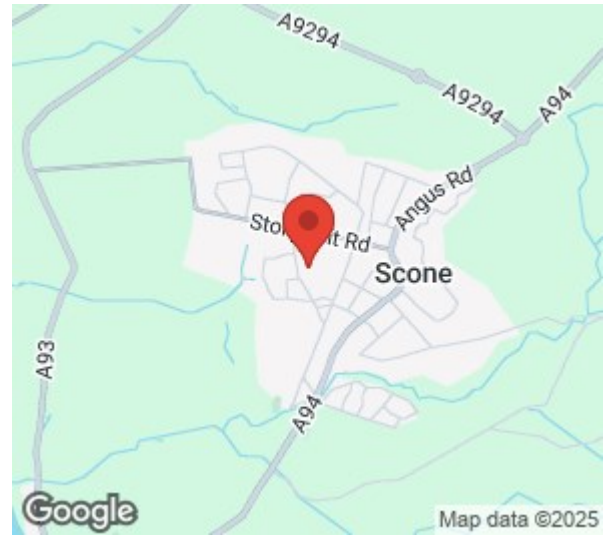
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Total Area: 63.5 m² ... 684 ft²

All measurements are approximate and for display purposes only



First Floor



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



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