



**Premier
Properties**
Perth



25/5 George Street, Perth, PH1 5JY

Offers Over £75,000

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The accommodations comprises of welcoming entrance hall, Open plan living room/kitchen/dining area, double bedroom and a fully fitted bathroom.

Heating is provided via wall mounted electric heaters. The property benefits from well maintained entrance & a secure entry door system. Shared Parking is available.

Location: George Street is a charming street located within the city centre and is lined with a host of quality independent outlets and eateries. The many shops, cafes and restaurants within the city can all be found within close proximity as well as the award-winning Perth Concert Hall and Perth Theatre. The nearby North Inch parklands also provides some picturesque walks along the banks of the famous River Tay.

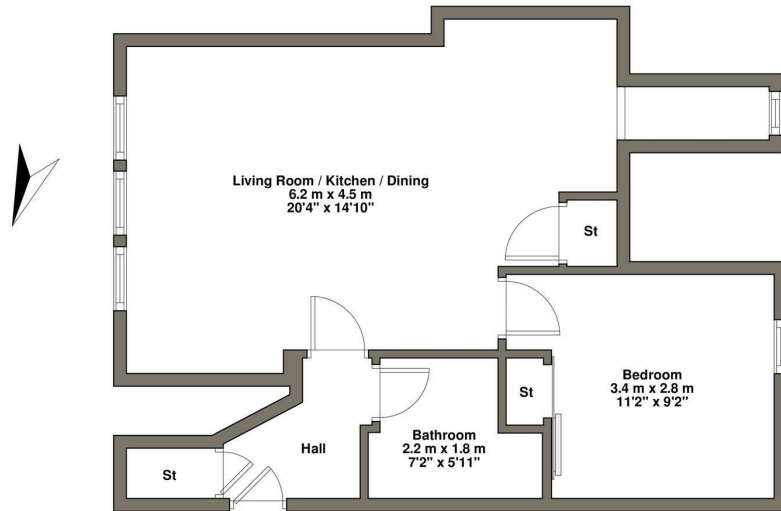
**** The exterior of the building has been extensively renovated along with the common areas in conjunction with Historic Scotland****

- 1 Bedroom
- City Centre Location
- Shared Private Parking
- Great First Time Buy
- Secure Entry Door System



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Plan not to scale.
For illustrative purposes only.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(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.

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