



**Premier
Properties**
Perth



I, 111 Jeanfield Road, Perth, PH1 1LP Offers Over £149,500

 2  2  **new**  **C**

The accommodation offers a welcoming entrance hallway, a bright and spacious lounge featuring a large window, providing an abundance of daylight. There is a modern kitchen/diner which provides ample storage throughout. The property benefits from two double bedrooms, benefiting from built in storage in both. There is a modern bathroom completing the home.

Externally, the property provides allocated parking for home owners.

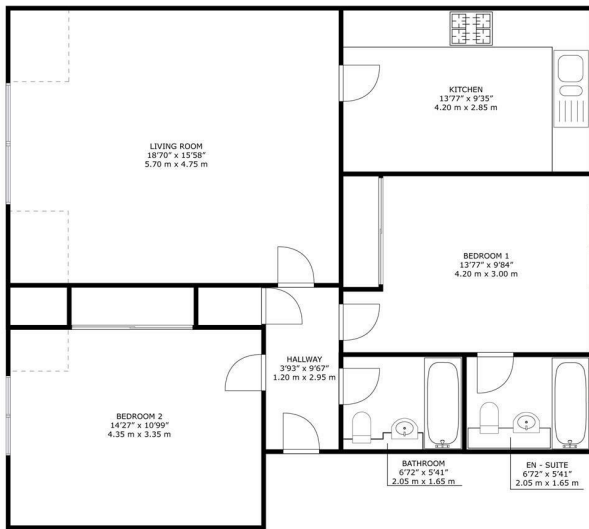
Warmth is offered through gas central heating and double glazing throughout.

This fantastic home presents an excellent opportunity for first-time buyers or investors alike. Early viewing is highly recommended.

Location, The property is conveniently positioned within walking distance of a number of local amenities including local shop, eateries, primary school and bus stops. Perth city centre, railway station, bus station and the South Inch parklands can al-so be found close by.

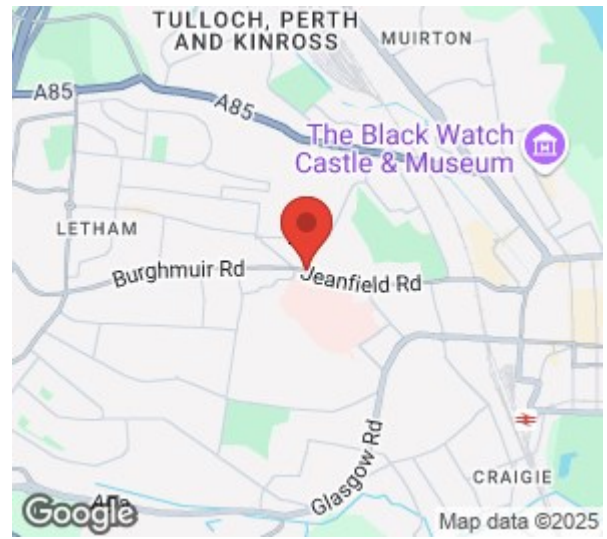
- 2 Bedrooms
- 2 Bathrooms
- Double Glazing
- Gas Central Heating
- Off Street Parking
- Close To All Local Amenities





Flat I, 111 Jeanfield Road, Perth, PH1 1LP

GROSS INTERNAL AREA
TOTAL: 805 sq.ft. / 74.8 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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.