



**Premier  
Properties**  
Perth



## 3 Jedburgh Place, Perth, PH1 1SJ

### Offers Over £145,000

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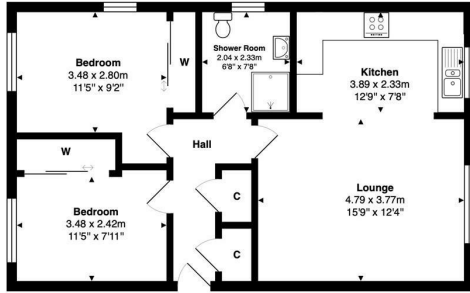
Boasting a modern interior with spacious rooms, the property provides comfortable living in a convenient location. A secure door entry system leads to an attractive communal hallway. Entering the flat, you are welcomed by a hallway leading to a generous sized open plan living room/kitchen. Both double bedrooms benefit from built-in wardrobes and there is a modern shower room.

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

Externally, the property benefits from private residents parking along with visitor parking. Located within easy reach of local amenities, shops, schools, and excellent transport links, including quick access to Perth city centre, this flat offers both convenience and comfort.

- 2 Double Bedrooms
- Allocated Parking
- Desirable Area
- Double Glazing
- Gas Central Heating
- Great First Time Buy





**Ground Floor**

Total Area: 65.1 m<sup>2</sup> ... 701 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
Scotland		EU Directive 2002/91/EC	



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