



**Premier  
Properties**  
Perth



## 83 1R Dunkeld Road, Perth, PH1 5AL

**Offers Over £95,000**



The accommodation features a welcoming entrance hall, a fantastic-sized living room ideal for relaxing or entertaining, a functional kitchen, two well-proportioned bedrooms, and a bathroom.

Externally, the property benefits from communal garden grounds to the rear, providing a pleasant outdoor space for residents to enjoy.

Positioned in a desirable area, this flat is perfectly situated for easy access to shops, parks, and public transport links, making everyday life both convenient and enjoyable.

- 2 bedrooms
- Spacious reception room
- Close to local amenities
- Easy access to transport
- Perfect for first-time buyers
- Viewing highly recommended







Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	68	72	(55-68) D	72	78
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
Scotland			Scotland		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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