



**Premier
Properties**
Perth



1a South Inch Court, Perth, PH2 8BG

Offers Over £149,995

 2  2  1  C

Presented in immaculate condition, the flat comprises welcoming entrance hall, bright lounge featuring two windows, providing an abundance of daylight. Modern, fitted kitchen offering ample storage space and two sizeable bedrooms, one with en suite shower room (with WC). The family bathroom completes the home.

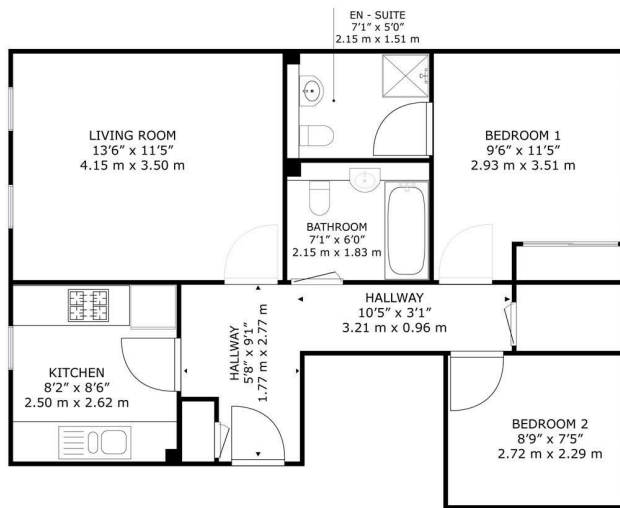
Gas central heating and double glazing ensure warmth and comfort throughout.

Externally, there are mutual grounds surrounding the property along with the convenience of a private parking space.

This apartment offers easy access to local amenities, parks, and transport links, making it an excellent choice for those seeking a blend of comfort and convenience. Whether you are a first-time buyer, a small family, or looking to downsize, this property presents a wonderful opportunity to purchase in a sought-after area.

- 2 bedrooms
- En suite shower room
- Double glazing throughout
- Close to local amenities
- Immaculately presented
- Gas central heating
- Parking space





1a, South Inch Court Perth, PH2 8BG

GROSS INTERNAL AREA
TOTAL: 565 sq.ft, 52.5 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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		76	76
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		80	80
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.