

Simple Approach



**4, The Archery Marshall Place, Perth  
PH2 8AB**

**Offers over £183,950**

## 4, The Archery Marshall Place, Perth, PH2 8AB

Situated within the prestigious development of The Archery on Marshall Place, this well presented, two-bedroom first-floor flat offers the perfect blend of period charm and modern living. Located just a short walk away from the South Inch Park and the city centre, the property enjoys a highly sought-after location with easy access to local amenities, transport links, and scenic walks.

The flat comprises a bright and spacious lounge, a good sized kitchen, two generously sized double bedrooms with a master ensuite shower room, and a further bathroom completes the interior. The property also benefits from well-maintained communal areas, secure entry, ample storage space and residents' parking.

The Archery is ideal for professionals, downsizers, or first time buyers and viewing is essential to appreciate all that is on offer.

### **Kitchen / Lounge**

28'1" x 13'11" (8.57 x 4.26)

### **Master Bedroom**

11'11" x 8'9" (3.64 x 2.69)

### **Ensuite**

4'10" x 5'5" (1.48 x 1.67)

### **Bedroom Two**

14'2" x 8'10" (4.32 x 2.71 )

### **Bathroom**

7'10" x 4'10" (2.39 x 1.49 )

### **Storage Cupboard**

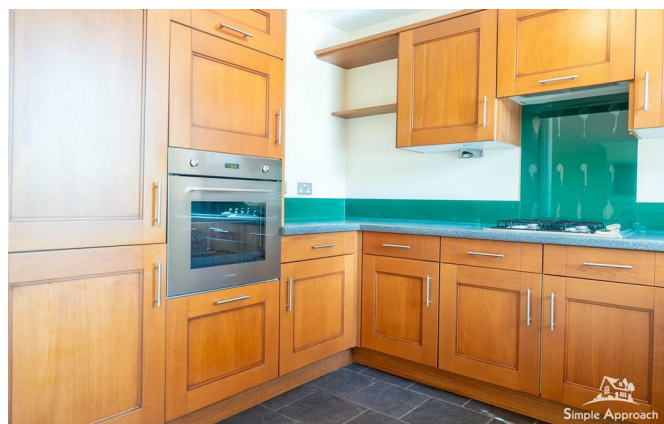
5'3" x 3'1" (1.61 x 0.96)

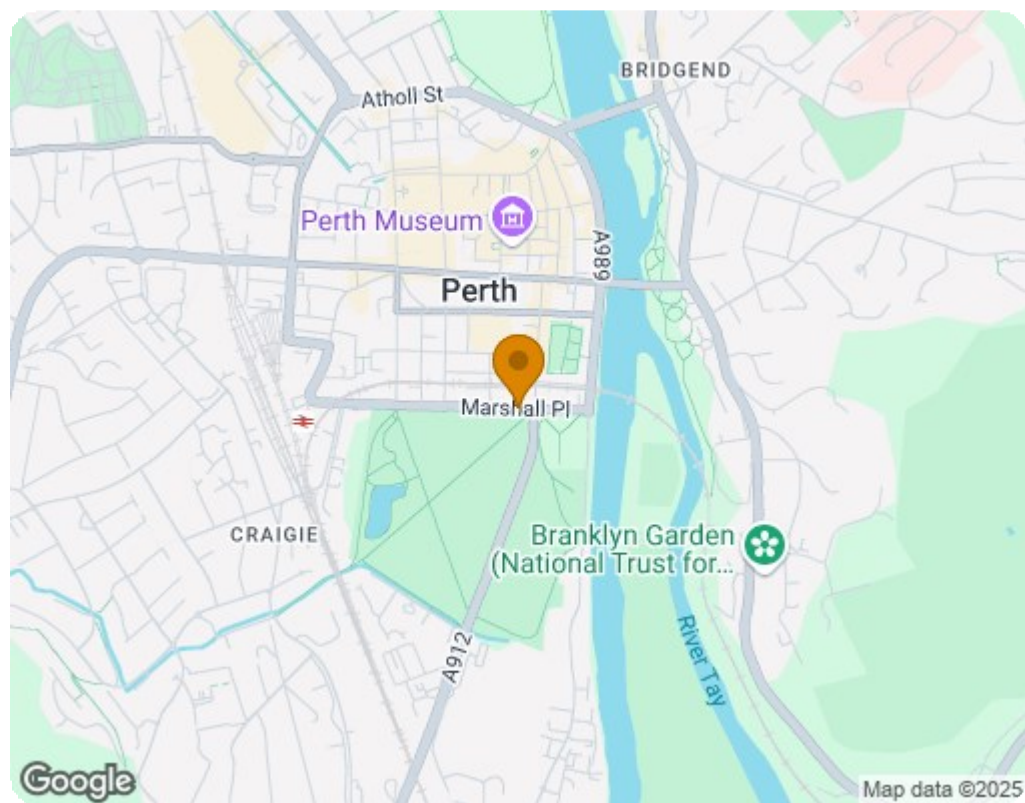






- First Floor Flat
- Bright & Spacious Lounge
- Allocated Residential Parking
- Two Bedrooms
- Good Sized Kitchen
- Highly Sought After Location
- Master Ensuite Shower Room
- Gas Central Heating
- Factor Fee £71.50 Per Month With FIOR Asset & Property





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	77	78
(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	78	79
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
Scotland EU Directive 2002/91/EC		