



13E Charterhouse Lane, Perth  
PH2 8HS  
Offers over £62,950

# 13E Charterhouse Lane, Perth, PH2 8HS

This one-bedroom flat is ideally located on Charterhouse Lane in the heart of Perth, offering comfortable and convenient living in a highly desirable central setting. The property provides well-proportioned accommodation, making it an excellent choice for first-time buyers, downsizers or investors.

The accommodation comprises a bright lounge, a kitchen with good storage space, a generously sized bedroom, and a shower room. Gas central heating and double glazing are installed, ensuring warmth, comfort and energy efficiency throughout the year.

The location is a key feature of the property, with Perth city centre, local shops, cafes, restaurants and excellent transport links all within easy walking distance. This flat represents a fantastic opportunity to secure a centrally located home with everything on your doorstep.

## Lounge

12'0" x 11'3" (3.66 x 3.44 )

## Kitchen

4'10" x 7'9" (1.49 x 2.37)

## Bedroom

7'11" x 11'5" (2.43 x 3.49)

## Shower Room

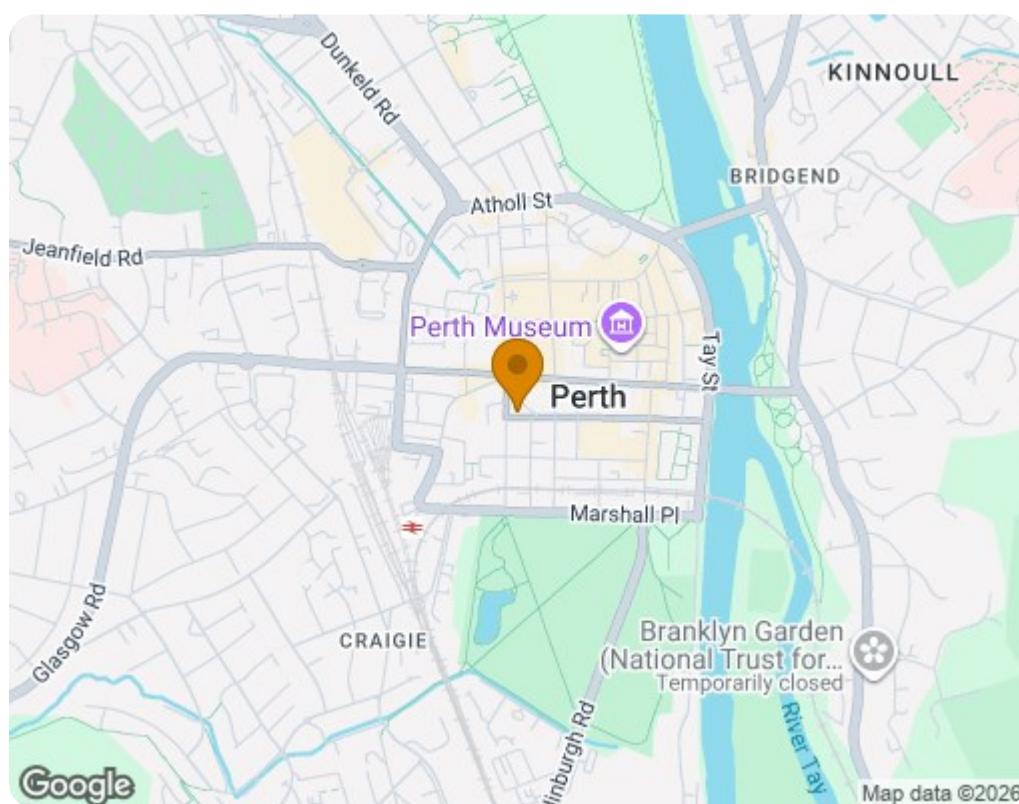
7'6" x 4'11" (2.29 x 1.50)





- One bedroom flat
- Double glazing
- City centre location
- Spacious accommodation
- Gas central heating
- Contact our mortgage team to discuss your options!





#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	69
(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	70	73
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Scotland	EU Directive 2002/91/EC	