



**Premier  
Properties**  
Perth



## 14B Feus Road, Perth, PH1 2AU Offers Over £135,000



Upon entering, you are greeted by a bright and airy reception area that flows seamlessly into a spacious lounge—ideal for both relaxing and entertaining. The property also features a recently upgraded modern kitchen, two generously sized double bedrooms, and a well-appointed bathroom.

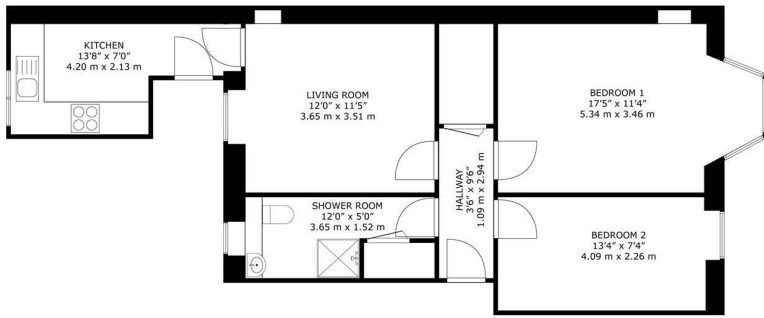
The property benefits from electric panel heaters and the windows are double-glazed throughout.

Externally there is garden grounds to the front & rear. On street parking is available.

The property is located on Feus Road, Perth and within easy reach of Perth's city centre. Perth offers an excellent range of social, leisure, consumer, retail, sporting and educational facilities. The railway and bus stations are both within walking distance and the easily accessible A90 dual carriageway offers easy commuting times to Dundee, Edinburgh and Glasgow.

- Bright 2-bed ground floor flat
- Desirable Perth location
- Electric panel heating
- Fully double glazed windows
- Front and rear gardens
- Close to local amenities
- Ideal for first-time buyers
- Viewing highly recommended





14B, Feus Road Perth, PH1 2AU

GROSS INTERNAL AREA  
TOTAL: 353 sq.ft, 54.2 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(82 plus) <b>A</b>
(81-91) <b>B</b>			(69-91) <b>B</b>
(69-80) <b>C</b>			(55-80) <b>C</b>
(55-68) <b>D</b>			(38-54) <b>D</b>
(38-54) <b>E</b>			(21-38) <b>E</b>
(21-38) <b>F</b>			(1-20) <b>F</b>
(1-20) <b>G</b>			
		<b>71</b>	<b>82</b> <b>89</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
Scotland		EU Directive 2002/91/EC	Scotland



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.