



**Premier
Properties**
Perth



22 Vasart Court, Perth, PH1 5QZ Offers Over £160,000

 2  2  1  C

This bright and spacious apartment features a welcoming entrance hall, stylish kitchen/diner complete with integrated appliances, two generously sized bedrooms—including bedroom 1 with ensuite shower room. The second double bedroom and a modern bathroom complete the layout.

The property benefits from gas central heating, double glazing along with excellent storage space. There is also an eight-person lift giving access to upper floors.

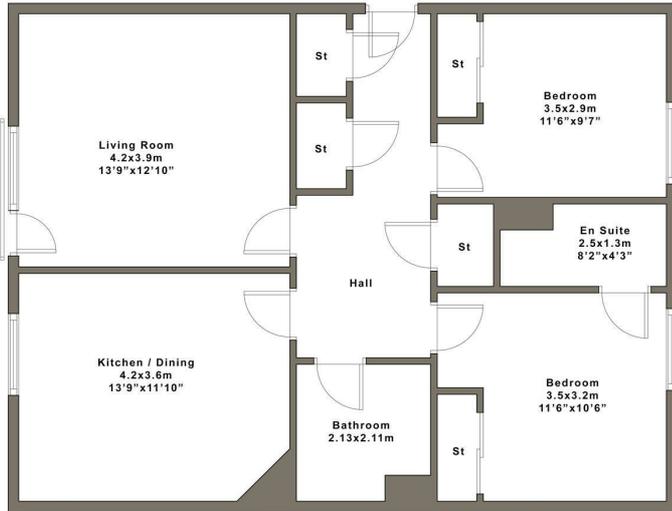
Externally, there is a secure entry door system along with the convenience of a private parking space. Viewing is highly recommended.

The property is conveniently situated just outside the city centre, within easy reach of the many local amenities, travel links and services. Within closer proximity there is a supermarket, health suite/gym, retail park outlets and cafes.

- 2 Double Bedrooms
- Double Glazing
- Gas Central Heating
- Lift Access
- En Suite Shower Room
- Private Parking
- Close To All Local Amenities
- Sought-After Area

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Plan not to scale.
For illustrative purposes only.



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		80	83
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		87	87
EU Directive 2002/91/EC			



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