



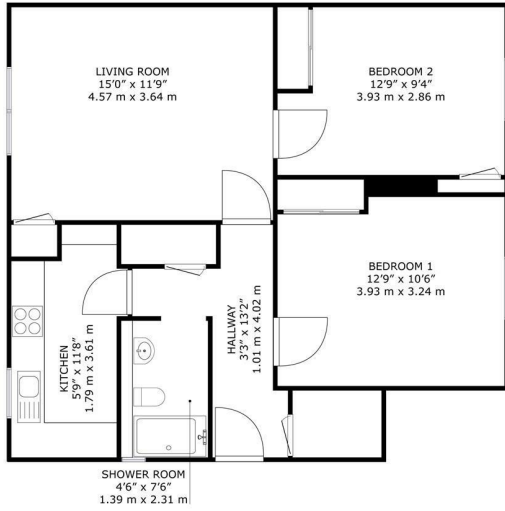
**Premier
Properties**
Perth



10 Perth Road, Perth, PH1 4NQ
Offers Over £69,950

 **2**  **1**  **1**  **D**

- Two-bedroom ground floor apartment in a popular residential area of Stanley
- Ideal opportunity for first-time buyers, downsizers, or investors
- Excellent potential for buyers looking to put their own stamp on a property
- Private parking space
- Private garden grounds, mainly laid to lawn
- Early viewing is highly recommended to appreciate the potential and accommodation on offer.



10, Perth Road Stanley, PH1 4NQ

GROSS INTERNAL AREA
TOTAL: 700 sq.ft, 65.0 m²,
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			
(81-91) B			86 89
(69-80) C			
(55-68) D	60	68	
(38-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
Scotland		Scotland	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



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