



**Premier  
Properties**  
Perth



## 36 Earnbank, Perth, PH2 9XA Offers Over £115,000



Accommodation is located on the one level and comprises, welcoming entrance hall, spacious lounge with patio doors to the rear gardens, kitchen, two double bedrooms and a shower room. To the rear of the property, there is a private patio area perfect for relaxation.

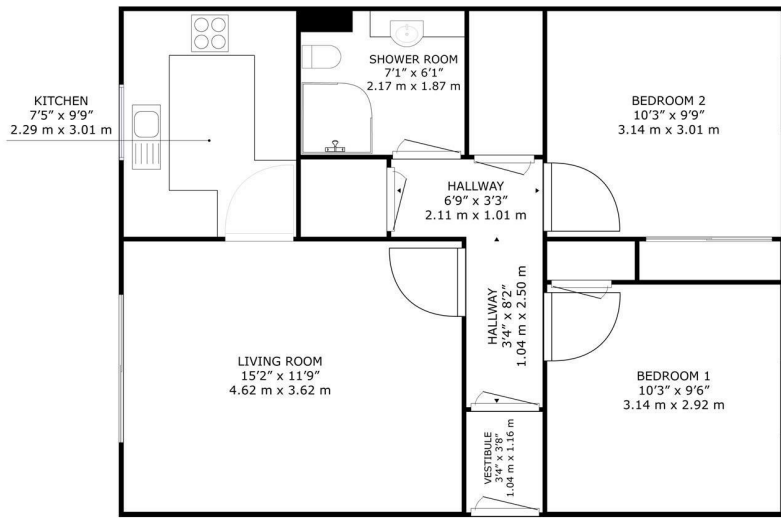
The property offers residents a large shared garden area, with stunning views of the River Earn. There is a large decking area overlooking the river, and views of the countryside. Residents parking & visitors parking is available.

The property is factored which includes a site manager - the manager is present four mornings weekly from 8.30am until 12.30 pm. This also includes building insurance, maintenance and repair of common parts of the building, grounds and communal areas - factoring fee £220 per month. Residents of the property also benefit from the use of a Residents Lounge and kitchen, offering a range of social activities. Residents can have exclusive use of the lounge and kitchen for private functions. Guest accommodation is also available at a nominal rate.

There is an age restriction of 50 years.

- 2 cosy bedrooms
- Spacious reception room
- Close to local amenities
- Easy access to transport
- Retirement complex
- Quiet residential area
- Viewing highly recommended





36, Earnbank Bridge Of Earn, Perth, PH2 9XA

GROSS INTERNAL AREA  
TOTAL: 543 sq.ft, 50.4 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) A			(82 plus) A
(81-91) B			(69-80) B
(69-80) C			(55-68) C
(55-68) D			(38-54) D
(38-54) E			(21-38) E
(21-38) F			(1-20) F
(1-20) G			Not environmentally friendly - higher CO <sub>2</sub> emissions
		75	88
	60		90
Scotland		Scotland	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



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