



**Premier
Properties**
Perth



Woodview 3 Forerow, Caputh, PH1 4JE

Offers Over £115,000



With its generous proportions, the property boasts a welcoming entrance porch that leads into the hallway. The lounge is a delightful space, featuring a charming log-burning stove, perfect for cosy evenings in. The modern kitchen is well-equipped and the double bedroom offers a peaceful retreat, while the contemporary shower room adds to the flat's appeal.

Heating is efficiently provided through a wet electric system and the windows are double glazed throughout.

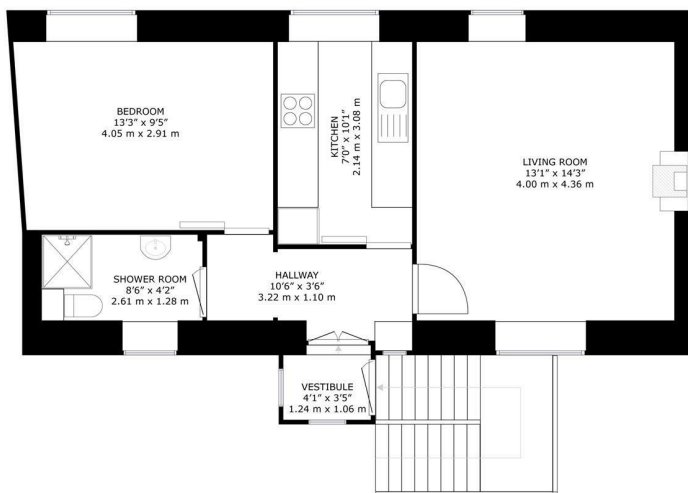
Externally there is off street parking available with a private garden area and store for storage.

The location is particularly advantageous, with easy access to nearby destinations such as Dunkeld, Blairgowrie, Spittalfield, Murthly, Bankfoot, and the city of Perth. This flat is not only a comfortable home but also a gateway to explore the beautiful surroundings of the area.

Whether you are a first-time buyer, a couple, or looking to downsize, this charming flat in Caputh is a wonderful choice. Early viewing is recommended.

- 1-bed first floor flat
- Modernised throughout
- Log burning stove
- Double glazed windows
- Wet electric heating
- Private garden area
- Off-street parking available
- Located in Caputh
- Easy access to Perth
- Viewing highly recommended





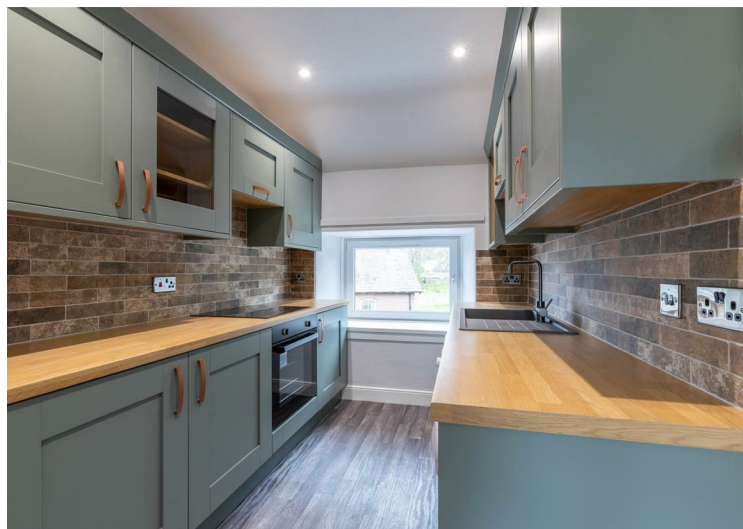
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GROSS INTERNAL AREA
TOTAL: 503 sq.ft, 46.7 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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			
		38	58
Scotland		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			
		84	89
Scotland		EU Directive 2002/91/EC	



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