



**Premier
Properties**
Perth



4F Ross Avenue, Perth, PH1 1GZ Offers Over £155,000

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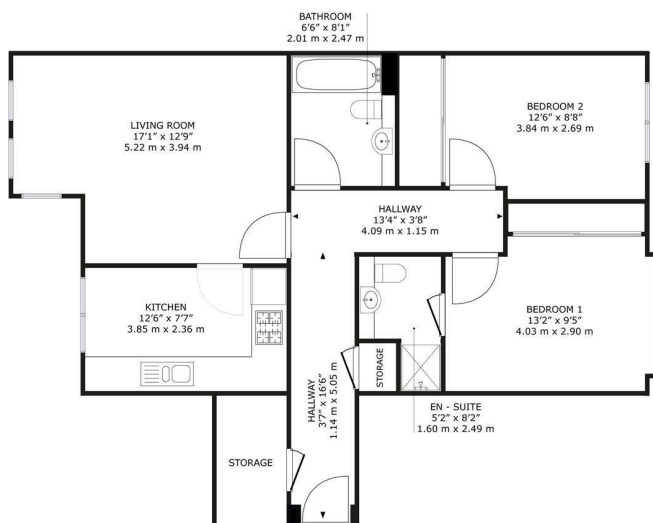
The flat is thoughtfully designed across one level, featuring an inviting entrance hallway that leads to a spacious lounge. The kitchen is well-equipped, providing a functional space for culinary pursuits. The principal bedroom boasts an en suite shower room, ensuring privacy and convenience, while a second bedroom offers flexibility for guests or a home office. A family bathroom completes the accommodation, catering to all your needs.

The property benefits from gas central heating and double glazing, ensuring a warm and energy-efficient environment throughout the year. Externally, residents can enjoy the well-maintained communal garden grounds. Additionally, the flat comes with an allocated parking space, with further spaces available for visitors, adding to the convenience of this lovely home.

4f Ross Avenue offers a good degree of privacy, making it an ideal retreat from the hustle and bustle of daily life. We highly recommend viewing this property to fully appreciate its charm and the lifestyle it offers. Don't miss the opportunity to make this delightful flat your new home.

- First floor flat
- Two bedrooms
- En-suite in main bedroom
- Gas central heating
- Double glazing throughout
- Communal garden access
- Allocated parking space
- Visitor parking available
- Family bathroom
- Viewing highly recommended





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GROSS INTERNAL AREA
TOTAL: 829 sq ft, 77.3 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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



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.

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