



**Premier  
Properties**  
Perth



## 23 Laws Court The Stables, Perth, PH1 2TW Offers Over £108,000

 2  2  1  C

The property combines comfort and convenience, featuring a welcoming entrance hall, a spacious lounge, and a kitchen/diner ideal for everyday living. There are two generous double bedrooms - one with ensuite, as well as a main bathroom.

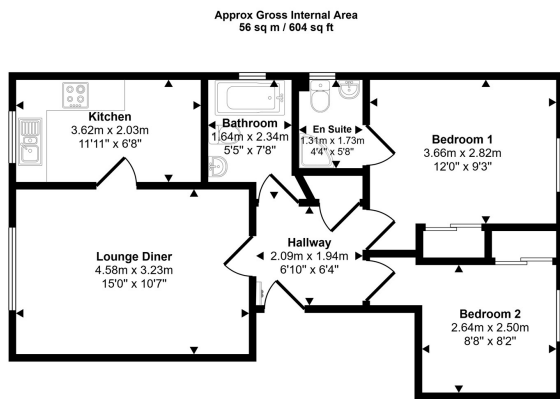
Externally, residents parking offers added convenience in this sought-after location.

Located within easy reach of a wide array of local amenities — including shops, cafes, and green spaces — this flat ensures that everything you need is just a short walk away. Perth offers an excellent range of social, leisure, consumer, retail, sporting and educational facilities. The railway and bus stations are both within walking distance and the easily accessible A90 dual carriageway offers easy commuting to all major cities.

- Ground floor flat
- 1 en-suite bathroom
- Spacious living room
- Allocated parking space
- Close to local amenities
- Easy access to transport
- Viewing recommended
- Electric Heating







Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>	88	89
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(38-54) <b>E</b>			(38-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
Scotland	EU Directive 2002/91/EC		Scotland	EU Directive 2002/91/EC	



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