



**Premier
Properties**
Perth



36 Earnbank, Perth, PH2 9XA

Offers Over £120,000



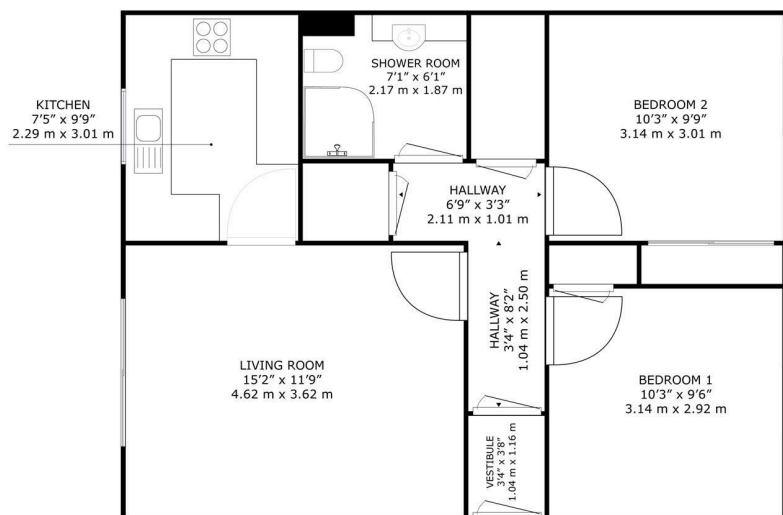
Accommodation is located on the one level and comprises, welcoming entrance hall, spacious lounge with patio doors to the rear gardens, kitchen, two double bedrooms and a shower room. To the rear of the property, there is a private patio area perfect for relaxation.

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 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			
Scotland		EU Directive 2002/91/EC	
			75
			60

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			
Scotland		EU Directive 2002/91/EC	
			88
			90



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.

45 King Street, Perth, PH2 8JB

T. 01738 44 22 55 | E. sales@premierpropertiesperth.co.uk

www.premierpropertiesperth.co.uk