



**Premier  
Properties**  
Perth



## Howards Court Caledonian Road, Perth, PH1 5NJ

### Offers Over £179,000

 3  2  1  B

Set over one level, the accommodation is both bright and thoughtfully designed, originally a three bedroom home, currently configured as a generous two bedroom with separate dining room, but can easily be reinstated as a third bedroom if desired.

From the moment you step inside, the sense of space is immediately apparent. A generous entrance hall provides practical coat and shoe storage before opening into a wide central hallway with additional utility and storage cupboards, creating a welcoming first impression rarely found in modern apartments. The heart of the home is the superb open plan kitchen/dining area featuring direct access to one of the apartments stand out features - a substantial private balcony, benefitting from afternoon and evening sunshine. Designed both for everyday living and entertaining, it offers ample workspace, integrated storage and plenty room for family dining. The spacious lounge is equally impressive, also featuring direct access to the impressive balcony.

The principle bedroom benefits from fitted storage and a stylish en suite shower room, while the second double bedroom is generously proportioned with excellent wardrobe space. A contemporary family bathroom serves guests and the remaining accommodation.

Throughout the apartment there is abundance of storage, making day to day living both practical.

Residents also enjoy the security and convenience of a well maintained development with secure lift access to every floor, a secure key entry system and a private allocated parking space protected by a lockable folding security bollard, two secure gates and fencing surrounding the development.

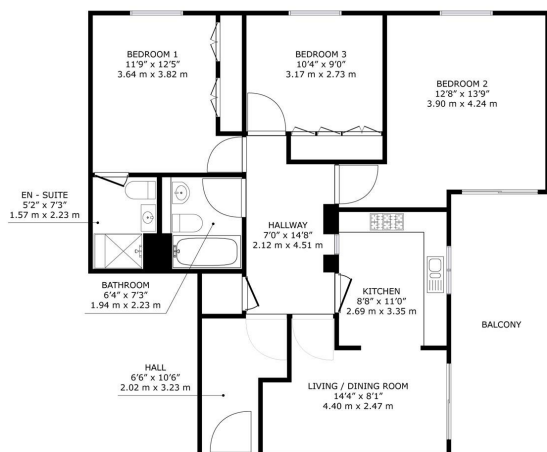
Combining generous proportions, flexible accommodation, outstanding outdoor space and an enviable city centre location, this is a home that will appeal equally to professionals, downsizers, first time buyers and those seeking low maintenance lock up and leave lifestyles.

\*\* No onwards chain \*

- 1 reception rooms with access to private balcony
- 3 bedrooms
- 2 bathrooms
- Convenient Perth location
- Close to local amenities
- Easy access to transport
- Lift access
- Private parking with lockable bollard
- No onwards chain







Flat 1 Howards Court, Caledonian Road, Perth, PH1 5NJ

GROSS INTERNAL AREA  
 TOTAL: 976 sq.ft, 90.7 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---------------------------------------------|-------------------------|-----------|-----------------------------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |                                                                 | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                          |                         |           | (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                            |                         |           | (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                            |                         |           | (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                            |                         |           | (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                            |                         |           | (39-54) <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 |                         |           |
| <b>Scotland</b>                             | EU Directive 2002/91/EC |           | <b>Scotland</b>                                                 | 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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