



12a Marshall Place, Perth, PH2 8AH
Offers over £165,000





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- Modern garden apartment
- Handy office space
- New dining kitchen
- Gas central heating
- Close to city centre
- 2 bedrooms
- Generous lounge
- Stylish shower room
- Double glazing
- Extensively modernised

Home Report Value £170,000 - This deceptively spacious 2 bedroom garden apartment has recently undergone a high degree of modernisation and refurbishment. Located close to the picturesque South Inch parklands, the property is positioned within walking distance of the various local amenities within the city centre, bus station and train station and also features double glazing, gas central heating, a stylish dining kitchen, modern shower room, excellent storage space and even a separate office.

The property has its own private entrance on the ground floor which leads into an vestibule with space for coats and shoes. There is also a large lounge with a separate office space, an inner hallway, modern shower room, an additional WC, a very spacious master bedroom with walk-in wardrobe, a smaller single bedroom and a very attractive kitchen with centre island. To the front of the property there is a small patio area and a shared pathway giving access.



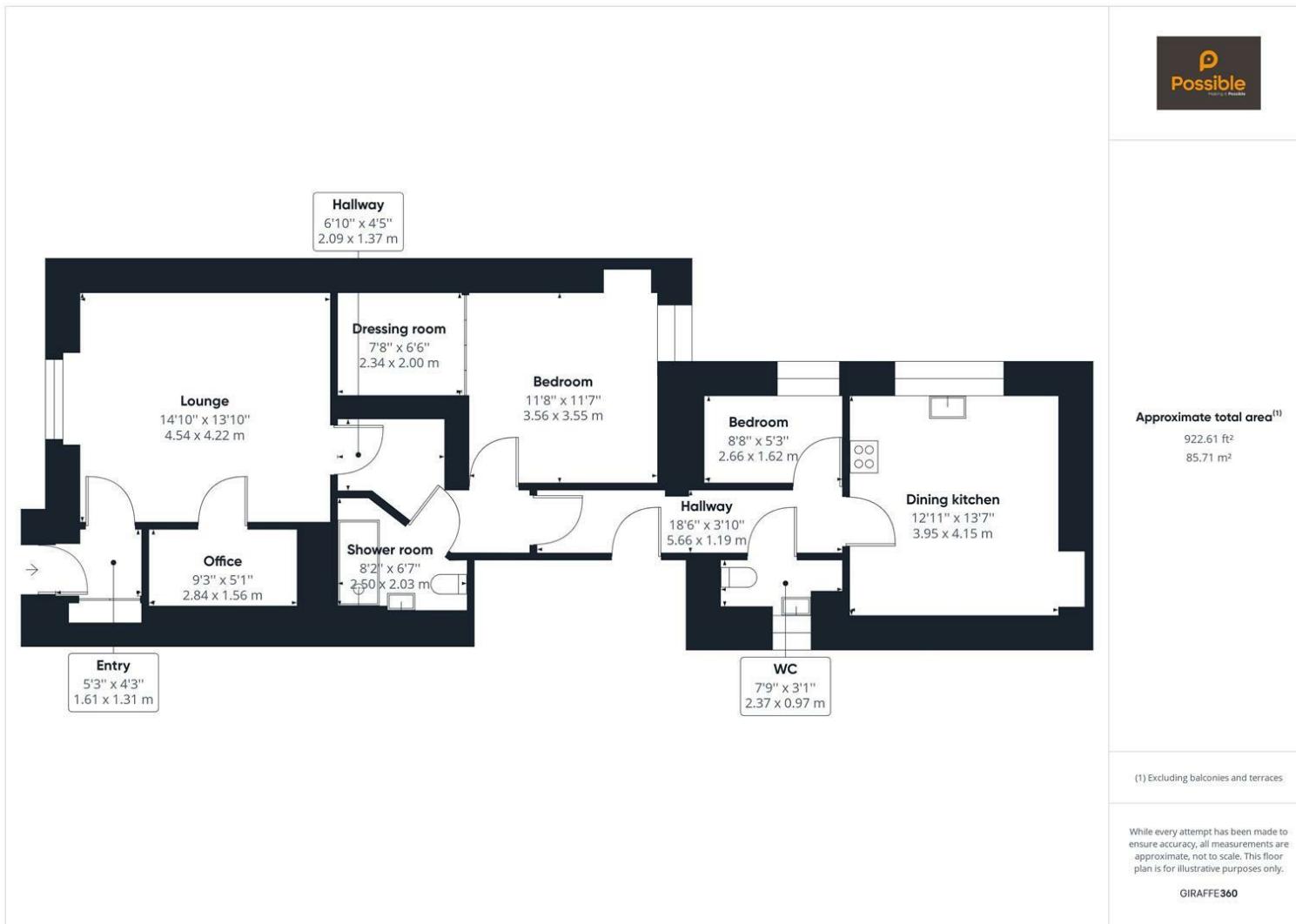


Location

Marshall Place offers the perfect balance of privacy and convenience. It is positioned within walking distance of the city centre and its various amenities, shops, restaurants, cafes and recreational pursuits as well as the picturesque South Inch parklands. Nearby road links give access to the dual carriageway, A90 and M90 giving access to various destinations across the country.







Viewing

Please contact our Perth Office on 01738 260 035
if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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		71	80	(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) 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	