



## Flat 1B, 181 High Street, Perth, PH1 5UN

Offers Over £115,000



This property benefits from ample storage throughout and is double glazed and heated by electric panel heaters.

Situated on the first floor, the property offers spacious accommodation comprising of - entrance hall, open plan living room/kitchen, two bedrooms and bathroom (with wc).

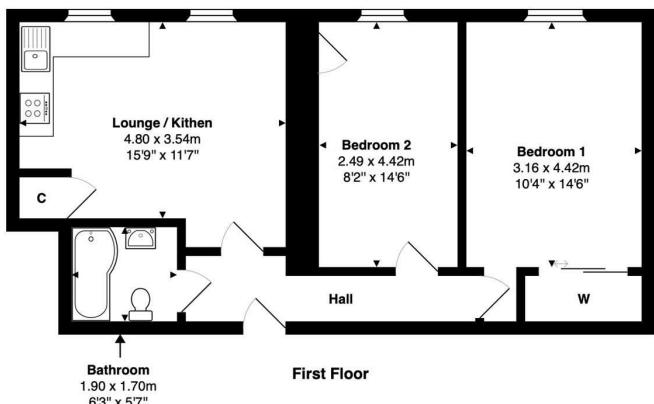
Location: Perth City Centre offers a variety of shops, bars, restaurants, supermarkets, leisure facilities, train and bus stations. Travel links are easily accessible to Dundee, Edinburgh, Glasgow, Stirling can also be easily accessed.

- 2 Bedrooms
- City Centre Location
- Secure door entry system
- Buy to let opportunity
- Fantastic first time buy

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Total Area: 58.8 m<sup>2</sup> ... 633 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Energy Efficiency Rating	
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Scotland EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
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 firms employment has the authority to make or give any representation or warranty in respect of the property.