



**Premier  
Properties**  
Perth



## 138 Potterhill Gardens, Perth, PH2 7EE Offers Over £95,000



The property would suit a vast array of buyers including investors and first time buyers.

The accommodation is in move in condition and offers excellent storage space. Comprising of; entrance hallway, fitted kitchen with breakfast bar, good sized lounge, two double bedrooms & family bathroom with shower over bath.

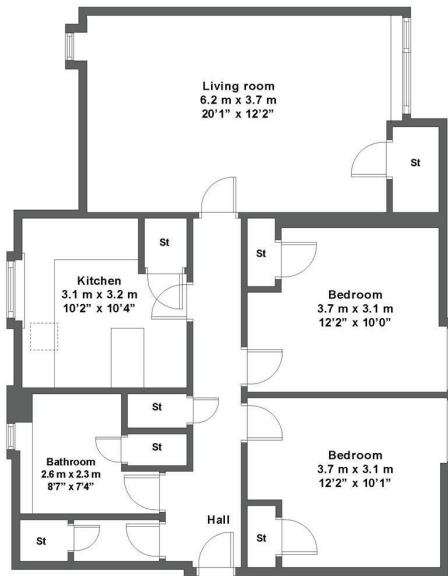
The property benefits from electric storage heating and double glazing throughout. There is a secure entry system fitted in the block and an abundance of free off-street parking available for residents.

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.

Immediate entry available. Home Report £98,000.

- First Floor Apartment
- 2 Bedrooms
- Electric Storage Heating
- Move In Condition
- Off Street Parking
- Secure Entry System
- Ideal Investment Opportunity
- Great For First Time Buyers
- Close To Local Parklands
- Close To City Centre





138 Potterhill Gardens, PERTH PH2 7EE  
Plan not to scale.  
For illustrative purposes only.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	77
(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	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	61
(81-91) B	
(69-80) C	
(55-68) D	
(38-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
Scotland	
EU Directive 2002/91/EC	



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