



**Premier
Properties**
Perth



61 Balvaird Place, Perth, PH1 5DZ Offers Over £125,000

 2  1  1  D

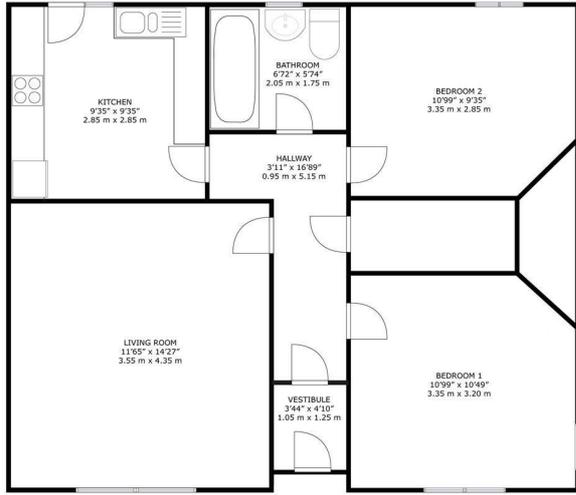
The generously sized accommodation features a welcoming entrance hall, a spacious living room, a modern kitchen, two double bedrooms, and a well-appointed bathroom. The property benefits from gas central heating and double glazing throughout, ensuring comfort and energy efficiency.

There is off-street parking available to the front, providing space for multiple vehicles. Externally, a private garden offers a peaceful retreat, perfect for enjoying the warmer months.

This property is an ideal opportunity for first-time buyers or investors looking for a buy-to-let.

- Perfect first time buy or Investment
- Sought after location
- 2 bed ground floor apartment
- Off street parking
- Private garden grounds
- Gas Central heating





61 Balvaird Place Perth, PH1 5DZ
 GROSS INTERNAL AREA
 TOTAL 53.6 m² (576 sq. ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



Energy Efficiency Rating	
Current	Potential
68	70

Environmental Impact (CO ₂) Rating	
Current	Potential
66	78



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.