



## 85 Balhousie Street, Perth, PH1 5BG Offers Over £119,950



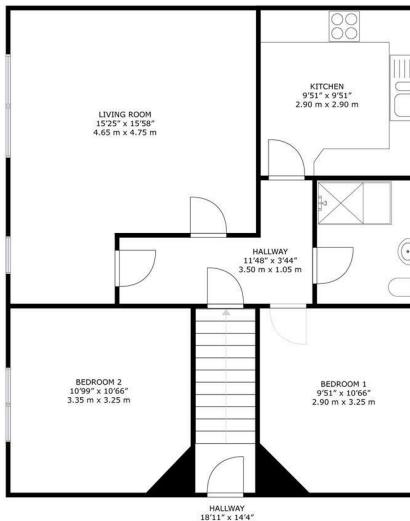
The flat is entered via a private side door providing an extra touch of exclusivity and privacy. Comprising; spacious living and dining, kitchen which is the perfect space for those who love to entertain or simply enjoy cooking, two spacious bedrooms providing excellent storage and a bathroom.

Externally, there is a private rear garden which offers a tranquil space in which to relax. Off street parking is available via a driveway and additional on street parking is available.

Being near the city centre provides easy access to all the amenities, entertainment, and cultural experiences Perth has to offer. There are plenty of on street parking options and transport links nearby making commuting a breeze.

- 2 Bedrooms
- Perfect First Time Buy
- Private Front Door
- Off Street Parking
- Private Garden





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GROSS INTERNAL AREA  
TOTAL: 590 sq ft, 54.9 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(F2 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		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(F2 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.

45 King Street, Perth, PH2 8JB

T. 01738 44 22 55 | E. [sales@premierpropertiesperth.co.uk](mailto:sales@premierpropertiesperth.co.uk)

[www.premierpropertiesperth.co.uk](http://www.premierpropertiesperth.co.uk)