



**Premier
Properties**
Perth



6 Paradise Place, Perth, PH2 8JH Offers Over £160,000

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The ground floor comprises a welcoming entrance hall, two tastefully decorated double bedrooms, and a convenient WC, completing the lower level. Upstairs, the property boasts a newly fitted contemporary kitchen with integrated appliances and ample space for dining, alongside a spacious and elegantly presented living room. A modern bathroom completes the upper floor accommodation.

Externally, the property benefits from a private courtyard garden, providing a perfect retreat for relaxing or entertaining during the summer months. Private parking is also available.

Early viewing is highly recommended to fully appreciate the quality and accommodation on offer.

- 2 double bedrooms
- 1 modern bathroom
- Spacious reception room
- Close to Perth amenities
- Easy access to transport
- Ideal for small families
- Quiet residential area
- City centre location





6, Paradise Place Perth, PH2 8JH

GROSS INTERNAL AREA
 GROUND FLOOR : 339 sq. ft. 31.5 m², FIRST FLOOR : 345 sq. ft. 32.1 m²
 TOTAL: 684 sq. ft. 63.6 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		73	80

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		74	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.