



## Flat 1a, 17 South Street, Perth, PH2 8PG

Offers Over £83,500



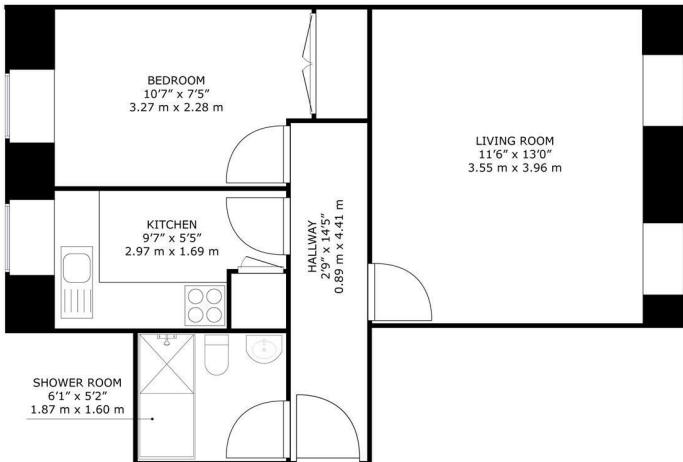
Situated on the first floor, the property offers spacious accommodation, comprising: Entrance hallway, bright lounge providing an abundance of natural light from the dual aspect windows. This space is ideal for relaxing and entertaining. The modern kitchen provides ample storage space with the bedroom and shower room completing the home.

Gas central heating ensures warmth & comfort. The property is partially double glazed.

Situated in the heart of the City, the property boasts quick and easy access to all city centre attractions including a variety of restaurants and shops. It is ideally located for walks along the picturesque Tay Street by the river, giving access to both the North and South Inch Parklands. The bus and train stations are also within short walking distance. There is easy access to the nearby motorway networks making this property ideally suited for a wide variety of buyers.

- One Bedroom
- Gas Central Heating
- Close To Local Amenities
- On Street Parking
- Well Presented





Greyfriars Flat, 17, South Street Perth, PH2 8PG

GROSS INTERNAL AREA  
TOTAL: 372 sq.ft, 34.6 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.

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