



**Premier  
Properties**  
Perth



## 16G St. Andrew Street, Perth, PH2 8SA Offers Over £22,000

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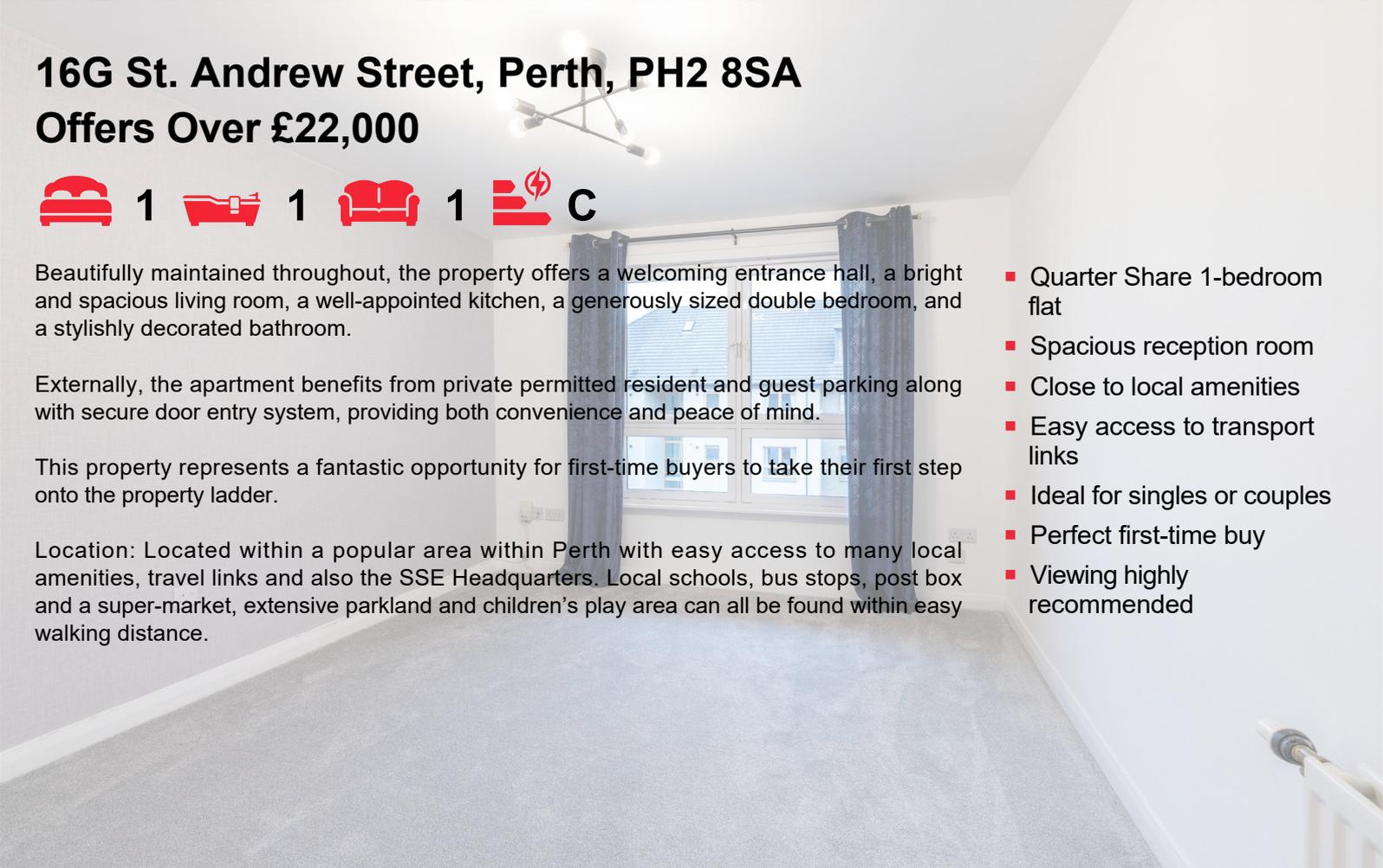
Beautifully maintained throughout, the property offers a welcoming entrance hall, a bright and spacious living room, a well-appointed kitchen, a generously sized double bedroom, and a stylishly decorated bathroom.

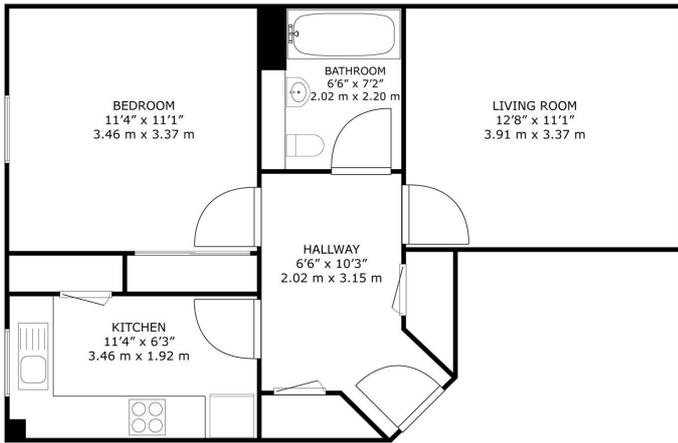
Externally, the apartment benefits from private permitted resident and guest parking along with secure door entry system, providing both convenience and peace of mind.

This property represents a fantastic opportunity for first-time buyers to take their first step onto the property ladder.

**Location:** Located within a popular area within Perth with easy access to many local amenities, travel links and also the SSE Headquarters. Local schools, bus stops, post box and a super-market, extensive parkland and children's play area can all be found within easy walking distance.

- Quarter Share 1-bedroom flat
- Spacious reception room
- Close to local amenities
- Easy access to transport links
- Ideal for singles or couples
- Perfect first-time buy
- Viewing highly recommended

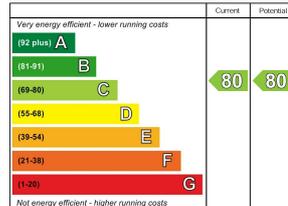




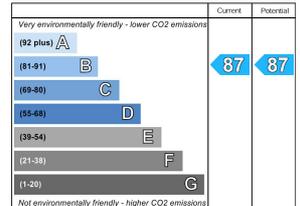
16G St. Andrew Street Perth, PH2 8SA

GROSS INTERNAL AREA  
TOTAL: 461 sq.ft, 42.8 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

**Energy Efficiency Rating**



**Environmental Impact (CO<sub>2</sub>) Rating**



Scotland EU Directive 2002/91/EC

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