



**Premier  
Properties**  
Perth

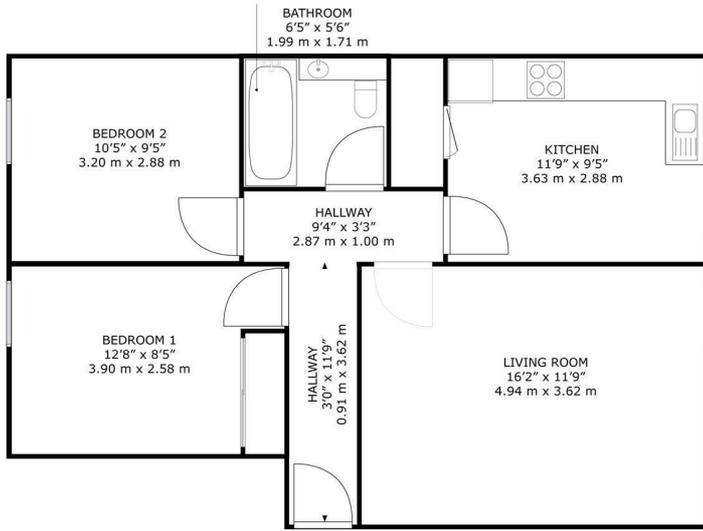


**Flat 1 21 Alexandra Street, Perth, PH2 8EU**  
**Offers Over £130,000**



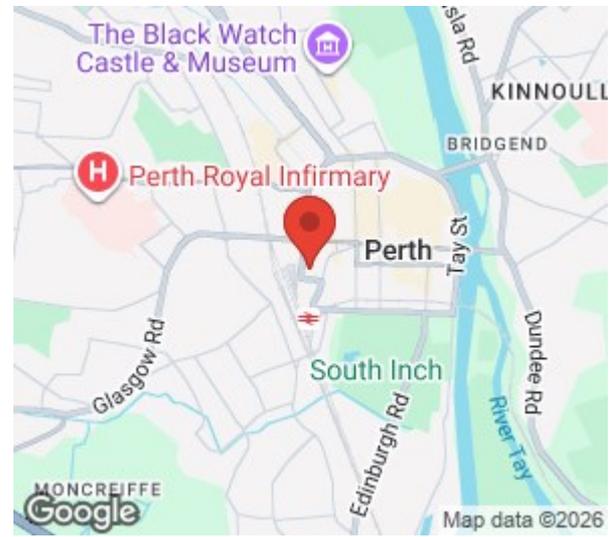
- 2 spacious bedrooms
- Convenient location
- Close to local amenities
- Easy access to transport
- Perfect first time buy
- Viewing highly recommended





Flat 1, 21 Alexandra Street, Perth, PH2 8EU

GROSS INTERNAL AREA  
TOTAL: 606 sq.ft, 56.3 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(38-54) <b>E</b>		(38-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>Scotland</b>	EU Directive 2002/91/EC	<b>Scotland</b>	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 firm's employment has the authority to make or give any representation or warranty in respect of the property.