



**Premier
Properties**
Perth



5A Knowelea Place, Perth, PH2 0HG Offers Over £106,000



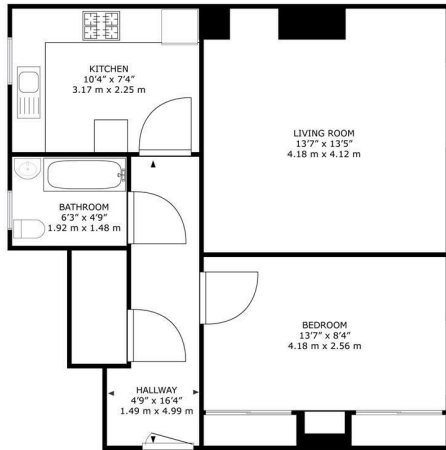
Upon entering, you are greeted by a spacious entrance hall that leads to a generously sized lounge. The well-appointed kitchen provides ample space for culinary pursuits. The flat features a comfortable double bedroom, along with a well-maintained bathroom. The white goods are included in the sale.

The property benefits from gas central heating, and the windows are double-glazed windows throughout. A new boiler was installed last year.

Externally, residents will appreciate the convenience of on-street parking available at the front of the property. Additionally, a private rear garden provides a lovely outdoor space for enjoying the summer months.

Location: The property is within close proximity to a number of nearby amenities including primary schools, a local shop/post office, regular bus service and eateries. Perth City Centre, railway station, bus station and the picturesque South Inch Parklands can also be found within walking distance. Easy access can also be gained to the M90 motorway via the nearby Edinburgh Road.

- Spacious one-bedroom flat
- Located in Craigie, Perth
- Ground floor
- Gas central heating
- Double glazed windows
- Private rear garden
- On-street parking available
- Close to local amenities
- Viewing highly recommended
- New boiler installed last year



5A, Knowlea Place Perth, PH2 0HG
 GROSS INTERNAL AREA
 TOTAL: 548 sq.ft, 50.9 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 | | 73 | 75 |
| (55-68) D | | | |
| (38-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| Scotland | | | |
| EU Directive 2002/91/EC | | | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 76 | 80 |
| (55-68) D | | | |
| (38-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.