



3A Main Street, Perth, PH2 7HD

Offers Over £85,000



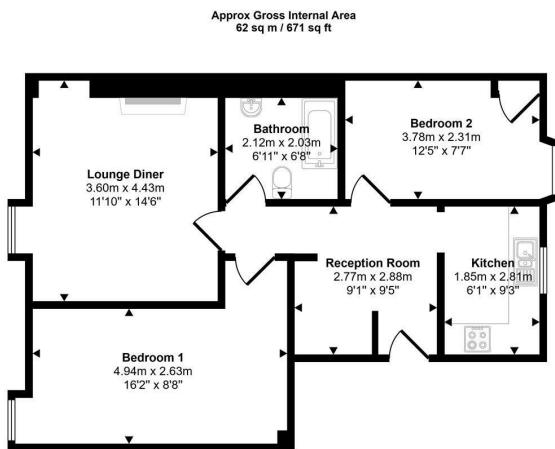
The layout of the flat is thoughtfully designed to optimize living space. Upon entering, there is the entrance hallway, following through to a stunning modernized kitchen, two double bedrooms- one of which benefits from exceptional views over The River Tay. There is a generously sized living area with space for a dining table and a bathroom to complete the home.

Externally, there is a shared rear garden with a patio area to enjoy the finer weather.

This flat is situated in a sought-after location, offering a sense of exclusivity while still being within easy reach of local amenities and transport links.

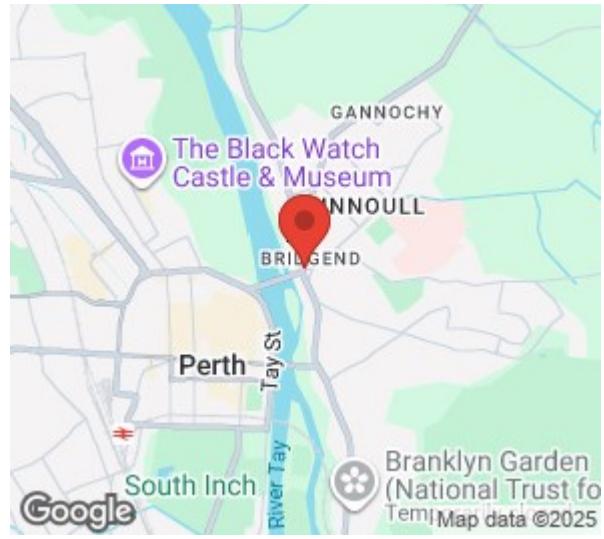
- 2 Bedrooms
- 1 Bathroom
- Close To All Local Amenities
- Gas Heating
- Move In Condition
- Shared Garden





Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 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 ₂ emissions			
Scotland		EU Directive 2002/91/EC	



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