



**Premier
Properties**
Perth



15A Balhousie Street, Perth, PH1 5HJ Offers Over £87,500



Accommodation: GROUND FLOOR - entrance vestibule, hall, lounge, kitchen/dining area, bedroom and shower room (with WC).

Externally the property benefits from a private parking to the front with a mutual drying area to the rear.

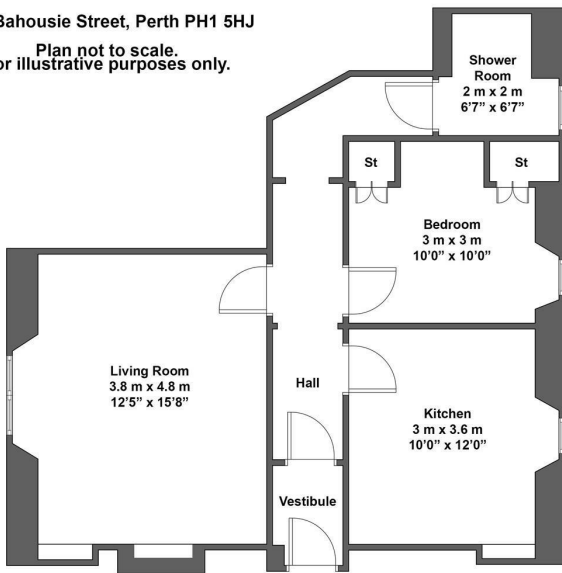
Location: Balhousie Street is ideally located to take advantage of all amenities found in the City Centre just a few minutes away, without compromising the benefits of a peaceful residential street. The convenience of the location enables easy access to all local amenities, including Perth Centre which provides all High Street shopping, a wide range of reputable Primary and Secondary schooling, as well as quick access to both Perth Train and Bus Stations, ideal for the commuter.

- Ground Floor Flat
- Double Bedroom
- Great Investment Opportunity
- City Centre Location
- Off Road Parking
- Shared Garden Area
- Double Glazing
- Gas Central Heating



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Plan not to scale.
For illustrative purposes only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	78
(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		67	80
(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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