



**Premier  
Properties**  
Perth



## 36 Earnbank, Perth, PH2 9XA Offers Over £120,000



Accommodation is located on the one level and comprises, welcoming entrance hall, spacious lounge with patio doors to the rear gardens, kitchen, two double bedrooms and a shower room. To the rear of the property, there is a private patio area perfect for relaxation.

The property offers residents a large shared garden area, with stunning views of the River Earn. There is a large decking area overlooking the river, and views of the countryside. Residents parking & visitors parking is available.

The property is factored which includes an on site manager, building insurance, maintenance and repair of common parts of the building, grounds and communal areas – factoring fee £200 per month. Residents of the property also benefit from the use of a Residents Lounge and kitchen, offering a range of social activities. Residents can have exclusive use of the lounge and kitchen for private functions. Guest accommodation is also available at a nominal rate.

There is an age restriction of 50 years.

- 2 cosy bedrooms
- Spacious reception room
- Close to local amenities
- Easy access to transport
- Retirement complex
- Quiet residential area
- Viewing highly recommended

