



**Premier  
Properties**  
Perth



## Flat 4 2 Blackfriars Street, Perth, PH1 5NA Offers Over £120,000

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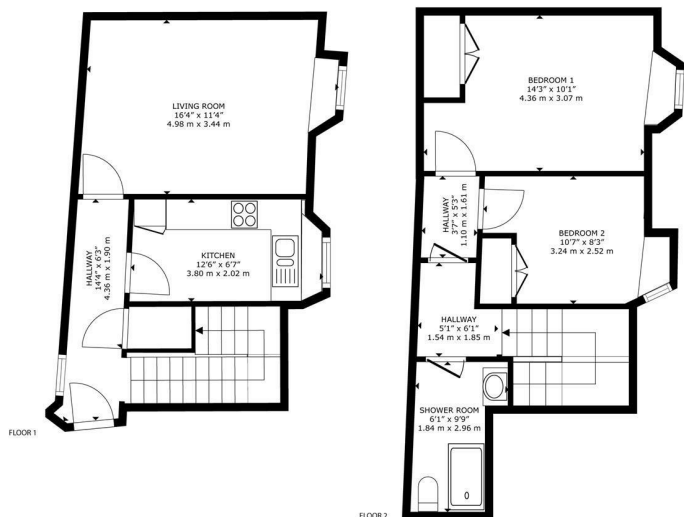
This charming property features a welcoming entrance hallway, a spacious lounge, and well-equipped kitchen. On the upper floor there is two generous sized bedrooms, and shower room. Heating is offered via electric panel heating & the property has sash & case single glazed windows.

The property is just a stone's throw away from local cafes, shops, restaurants, the Theatre and Concert Hall. It is situated in an ideal location for those commuting to Dundee, Pitlochry, Inverness, Edinburgh, Glasgow and Aberdeen with the road links, train and bus stations all close by.

- Sought After Location
- City Centre
- 2 Bedrooms
- Well Presented
- Great First Time Buy



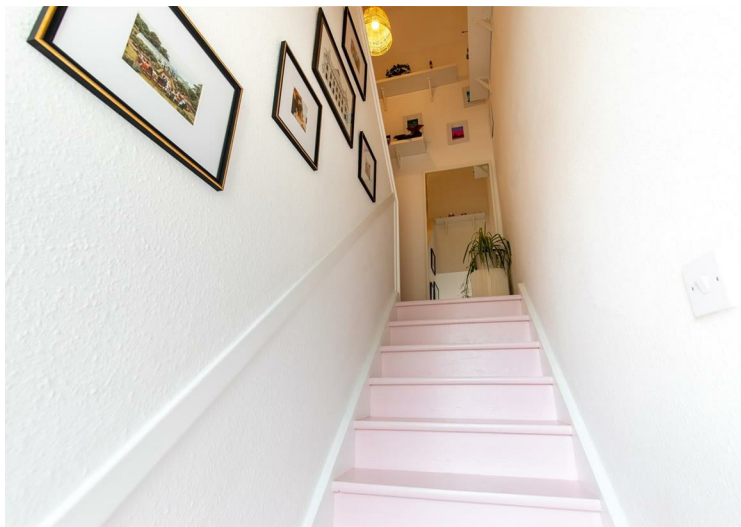
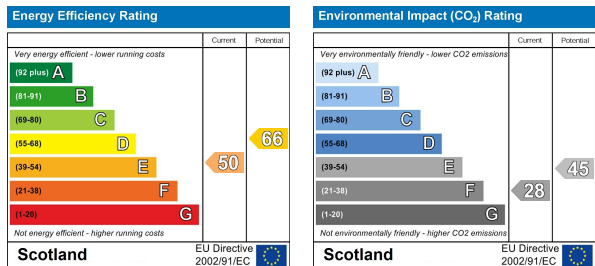




### Flat 4, 2 Blackfriars Street Perth, PH1 5NA

FLOOR 1: 35.1 m<sup>2</sup> (378 sq.ft.) FLOOR 2: 37.7 m<sup>2</sup> (406 sq.ft.)  
GROSS INTERNAL AREA  
TOTAL: 72.8 m<sup>2</sup> (784 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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.

45 King Street, Perth, PH2 8JB

T. 01738 44 22 55 | E. sales@premierpropertiesperth.co.uk

www.premierpropertiesperth.co.uk