



**Premier
Properties**
Perth



90 Kestrel Way, Perth, PH1 5FT Offers Over £115,000

 1  1  1  B

There are a number of local amenities within walking distance including a local supermarket, primary and secondary schools along with a regular bus route. Nearby road links give easy access to and from the City Centre and the Broxden roundabout provides access to destinations across the country.

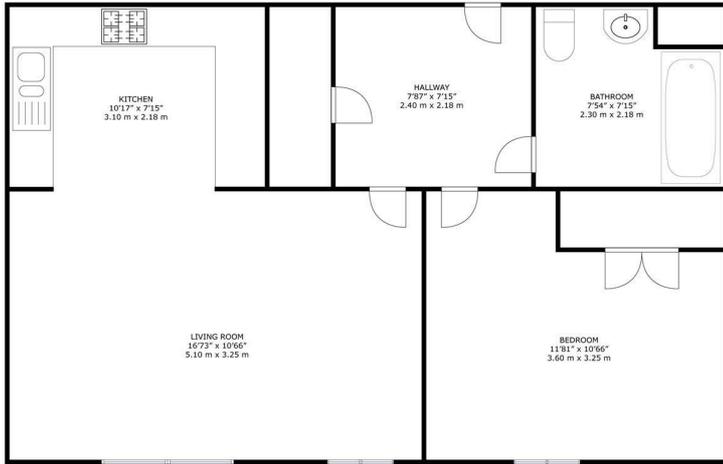
Presented in move in condition, the accommodation comprises; Hallway, bright & spacious open plan living room, the perfect space for relaxing, modern kitchen, double bedroom and bathroom with overhead shower.

Muirton Living has been carefully designed by award winning architects to provide a contemporary home with classic proportions, derived from the historic tenements and townhouses of Scotland. The development is closely located to Perth city centre. The development is easily accessible to the A90, M8 and Forth Road Bridge.

Viewing is essential to appreciate.

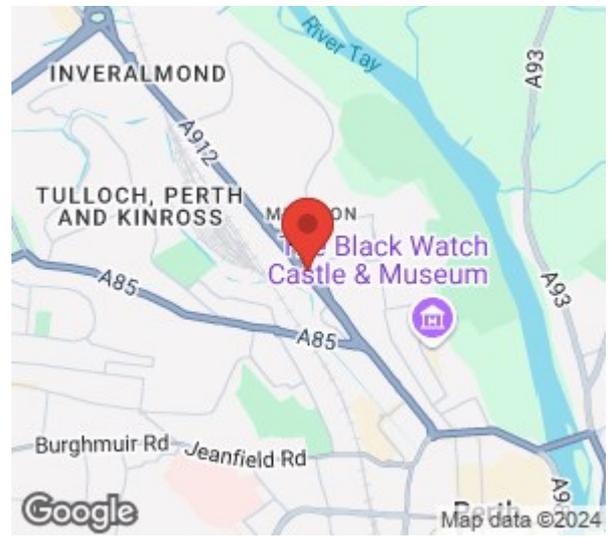
- South facing apartment
- 1 bedroom spacious apartment
- Sought after location
- Energy efficient
- Perfect first time buy or investment
- Modern





90 Kestrel Way, Perth PH1 5FT

GROSS INTERNAL AREA
TOTAL: 62.5 m² (669 sq ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		83	83
(81-91) B			
(69-80) C			
(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		89	89
(81-91) B			
(69-80) C			
(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	



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