



## 11 Robertsons Buildings Barrack Street, Perth, PH1 5RE Offers Over £59,995



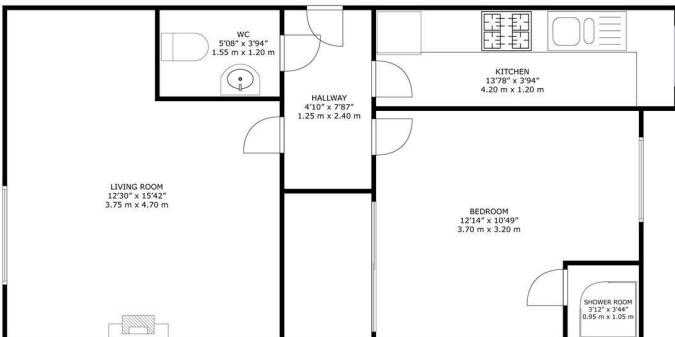
This spacious flat comprises 1 bedroom with en suite shower, a good sized lounge, kitchen and cloakroom.

The property benefits from gas central heating and is fully double glazed throughout.

**Location:** The property has a superb city centre location within walking distance of the North Inch Parklands and amongst the 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.

- 1 Bedroom
- Buy To Let Opportunity
- Double Glazing
- Gas Central Heating
- Great First Time Buy
- On Street Parking





11 Robertsons Buildings, Barrack Street Perth, PH1 5RE

GROSS INTERNAL AREA  
TOTAL 36.9 m<sup>2</sup> (397 sq.ft.)  
SIZES AND DIMENSIONS ARE APPROXIMATE; ACTUAL MAY VARY.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
Scotland		EU Directive 2002/91/EC	



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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