



**Premier
Properties**
Perth



44H Ross Avenue, Perth, PH1 1GZ

Offers Over £167,500

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Set across one level and presented in immaculate condition, the accommodation comprises: Entrance hallway, bright & spacious lounge with dining area and Juliet balcony, modern kitchen, bathroom and two bedrooms, one with ensuite shower room. White goods are included in the sale along with a fitted blinds.

The property benefits from in-built Sonos speakers in the lounge and bedroom.

Warmth is offered through gas central heating and double glazing throughout.

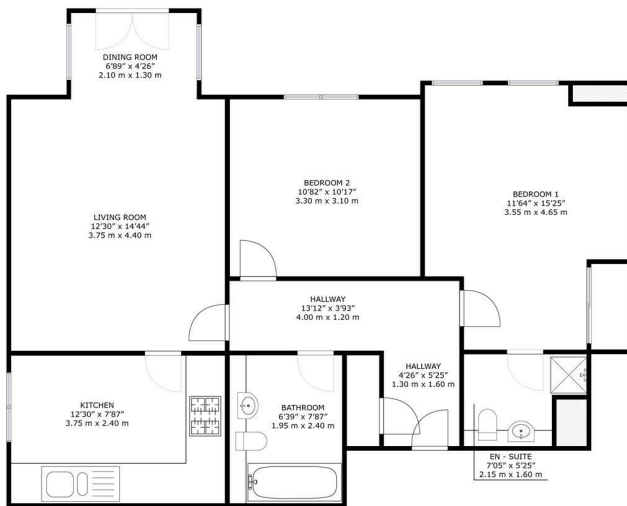
Externally, there are communal garden grounds and there is an allocated parking space with further spaces available for visitors.

This property offers a good degree of privacy. Viewing is highly recommended to fully appreciate what it has to offer.

Location: The property is located within walking distance of Perth City Centre, near-by walks, restaurants and a range of shopping facilities. There are a number of local amenities near by, including a local convenience store with post office within, primary and secondary schools and regular bus route. Nearby road links give easy access to and from the city centre and the Broxden Roundabout providing access to destinations across the country.

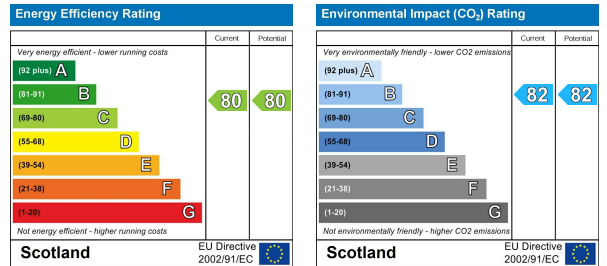
- Two Bedrooms
- Gas Central Heating
- Double Glazing
- Close To Local Amenities
- Popular Area
- Immaculately Presented
- Residents Parking





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GROSS INTERNAL AREA
TOTAL: 726 sq.ft; 67.5 m²
SIZES AND DIMENSIONS ARE APPROXIMATIONS - ACTUAL MAY VARY.



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