



44H Ross Avenue, Perth, PH1 1GZ

Offers Over £167,500



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.

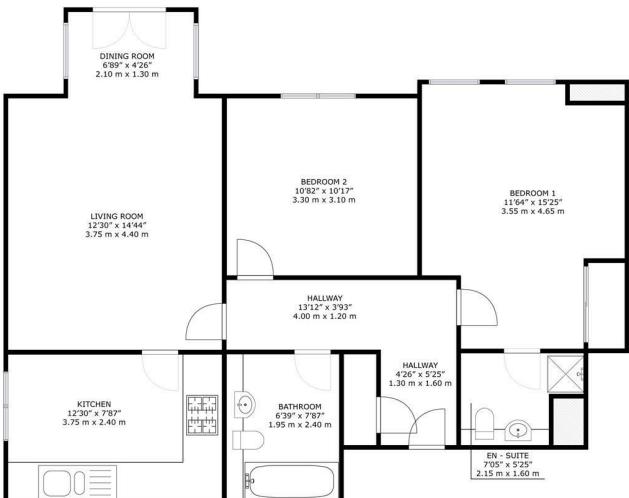
Warmth is offered through gas central heating and double glazing throughout.

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 APPROXIMATE, ACTUAL MAY VARY.



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

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ 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 ₂ 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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