



**Premier  
Properties**  
Perth



## 1/ 3 Taymount Terrace, Perth, PH1 1NU Offers Over £123,000

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Set across one level, this impressive property offers the perfect haven for modern living- as you enter the property you're welcomed by a spacious entrance hall, leading to the open plan living/kitchen/diner, flooded with plenty natural light and ample storage space.

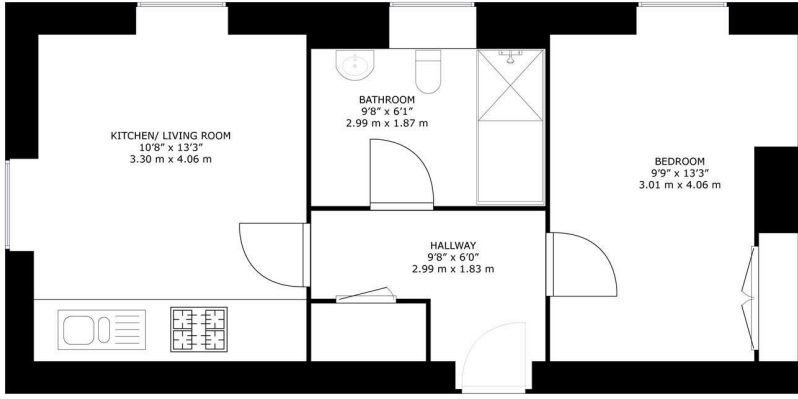
Following through the home, there is a large double bedroom, benefitting from built-in storage, providing more floor space. There is a spacious shower room, ensuring daily tasks are at ease, completing the home.

Externally the property provides off street parking and a shared communal area, perfect for relaxing in the warmer months.

Viewing is recommended to see what this property truly has to offer.

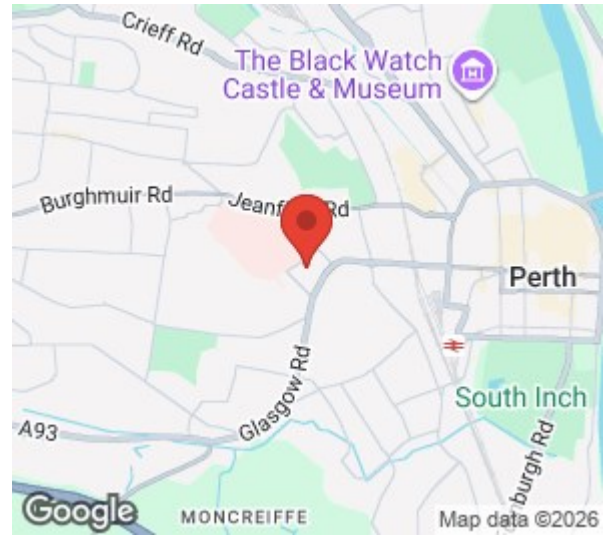
- Ground floor apartment
- 1 Bedroom
- Gas central heating
- Off street parking
- Open plan living
- Close to all local amenities
- Viewing recommended





1/3, Taymount Terrace Perth, PH1 1NU

GROSS INTERNAL AREA  
TOTAL: 466 sq.ft, 43.3 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
(92 plus) A	75	(92 plus) A	80
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(38-54) E		(38-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs	48	Not environmentally friendly - higher CO <sub>2</sub> emissions	84
Scotland		Scotland	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



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