



**Premier
Properties**
Perth



18/19 30 Dunkeld Road, Perth, PH1 5AJ

Offers Over £92,500

 2  1  **new**  **D**

The property will appeal to a range of purchasers including buy to let investors as well as first time buyers alike.

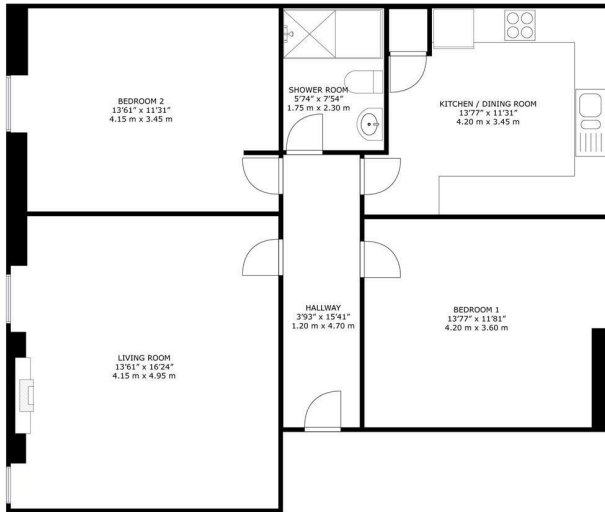
Set across one level and presented in move in condition, this flat offers spacious accommodation throughout comprising; Welcoming entrance hall, living room with double aspect windows - bathing the room in natural light, modern dining kitchen - ideal for entertaining family & friends, two spacious bedrooms and contemporary fully tiled bathroom with walk in shower.

Warmth is provided via newly fitted modern electric panel heaters and the property is double glazed throughout.

Externally, there is a shared south west facing garden to the rear of the property. There is two stores in the block for storage and on street parking is also available to the rear.

Location: Superb location within walking distance of the North Inch Parklands along with all Perth has to offer including local cafes, shops, restaurants, Perth 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.

- 2 Bedrooms
- Buy To Let Opportunity
- City Centre Location
- Double Glazing
- Electric Panel Heaters
- On Street Parking



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GROSS INTERNAL AREA
TOTAL: 761 sq.ft, 70.7 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		57	
(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			73
(81-91) B			
(69-80) C			
(55-68) D		61	
(38-54) 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.