



**Premier
Properties**
Perth



12 Marshall Place, Perth, PH2 8AH Offers Over £144,950



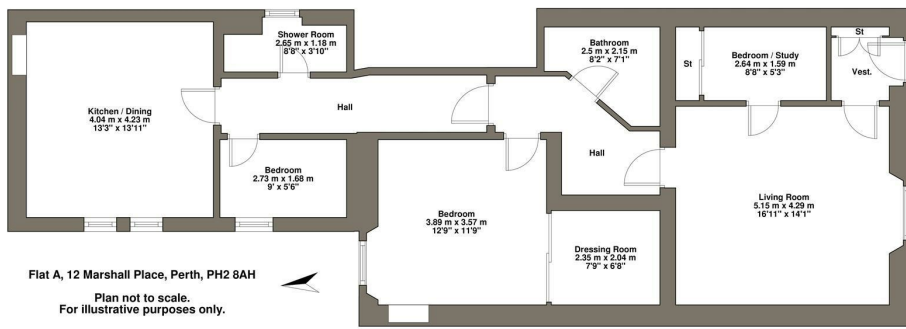
The property offers a great opportunity to purchase an apartment located in one of Perth's most sought after city centre locations. Heat is provided by a gas fired boiler and the property is fully double glazed.

Situated on the ground floor, the property offers spacious accommodation comprising of:
GROUND FLOOR:- Entrance Hall, Lounge (with large store or office space), Rear Hallway, Bedroom with walk in dressing area, Box Bedroom/Nursery, Large Kitchen/Dining Area, Bathroom (with WC) and Shower Room (with WC).

Location: Perth City Centre offers a variety of shops, bars, restaurants, supermarkets, leisure facilities, train and bus stations. Travel links are easily accessible to Dundee, Edinburgh, Glasgow, Stirling can also be easily accessed.

- Ground Floor Apartment
- One Bedroom
- Box Room
- Dressing Room
- Large Lounge
- Dining Kitchen
- Under LBBT Threshold
- Gas Central Heating
- Two Bathrooms
- Great Investment Opportunity





Energy Efficiency Rating		Current	Potential
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			
		65	77
Scotland		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
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			
		60	77
Scotland		EU Directive 2002/91/EC	



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