



**Premier  
Properties**  
Perth



## 31 Glasgow Road, Perth, PH2 0PE Offers Over £175,000

 2  1  1  D

This spacious apartment is presented in move-in condition benefitting from gas central heating, double glazing, private side garden, shared drying area and off street parking.

The accommodation is as follows: Ground Floor - entrance hallway and stairs. First Floor - living room with log burning stove, fully fitted kitchen, 2 bedrooms, small study and bathroom with WC and shower.

Perth offers an excellent range of social, leisure, consumer, retail, sporting and educational facilities. Local primary and secondary schools as well as the railway and bus stations are all within walking distance and the easily accessible A90 dual carriageway offers easy commuting times to Dundee, Edinburgh and Glasgow. There is also an excellent regular bus routes to and from the city centre close by.

- 2 Bedrooms
- Beautifully Styled
- Close To All Local Amenities
- Double Glazing
- Gas Central Heating
- Great First Time Buy
- Off Street Parking
- Popular Area
- Private Side Garden





31 Glasgow Road, Perth

Measurements Deemed Highly Reliable But Not Guaranteed.  
**TOTAL: 93 m<sup>2</sup>**  
 FLOOR 1: 7 m<sup>2</sup>; FLOOR 2: 86 m<sup>2</sup>  
 EXCLUDED AREAS: WALLS: 8 m<sup>2</sup>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			75
(81-91) B			
(69-80) C		65	
(55-68) D			
(38-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			76
(81-91) B			
(69-80) C		64	
(55-68) D			
(38-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.