



1. Old Church Hall Church Lane, Perth, PH1 4BD Offers Over £139,500



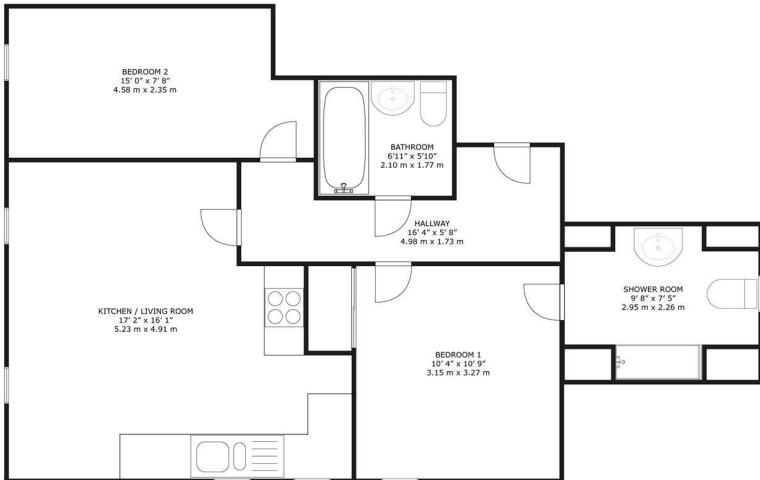
The property boasts modern, high-quality finishes throughout and features a welcoming entrance hall, open plan lounge/kitchen, principal bedroom with en suite shower room with WC, second bedroom and bathroom with WC.

Warmth is provided via oil central heating and the property is fully double glazed.

The property features secure door entry system and private parking.

Location: The charming village of Bankfoot lies approximately 8 miles north of Perth. Within the village there are several amenities including a local supermarket, village inn/restaurant, nursery, primary school and regular bus service. Road links give easy access to Perth and the A9 dual-carriageway.

- 2 Bedrooms
- Double Glazing
- Great First Time Buy
- Master En Suite Shower Room
- Move In Condition
- Oil Heating
- Private Parking
- Secure Door Entry System
- Village Location



Flat 1 Old Church Hall, Church Lane, Bankfoot, PH1 4BD

GROSS INTERNAL AREA

FLOOR PLAN: 642 sq. ft, 59.6m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	78	79
(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		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B	73	75
(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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