



**Premier
Properties**
Perth

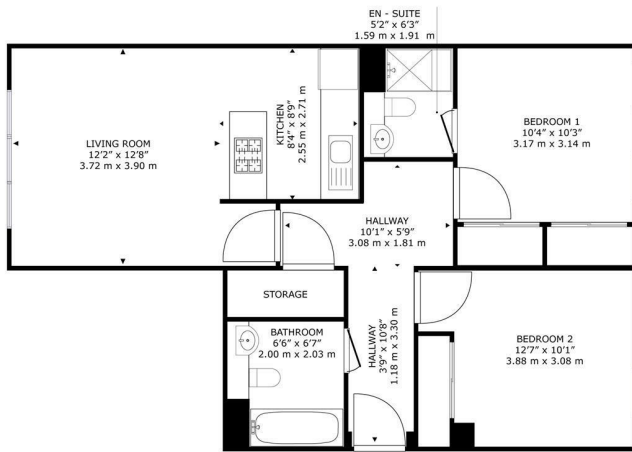


21 Morris Court, Perth, PH1 2SZ
Offers Over £132,500

 2  2  1  B



- Spacious 2-bedroom flat
- Two bathrooms
- Open plan living
- Convenient Perth location
- Close to local amenities
- Ideal for commuters
- Flat with modern design
- Perfect first time buy
- Viewing highly recommended



21, Morris Court Perth, PH1 2SZ
GROSS INTERNAL AREA
TOTAL: 717 sq.ft, 66.6 m²
SIZES AND DIMENSIONS ARE APPROXIMATIVE, ACTUAL MAY VARY



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs		Current	Potential	Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A				(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions	
Scotland		EU Directive 2002/91/EC		Scotland	



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.