



**Premier
Properties**
Perth



10a Leslie Street, Blairgowrie, PH10 6AH

Offers over £44,950



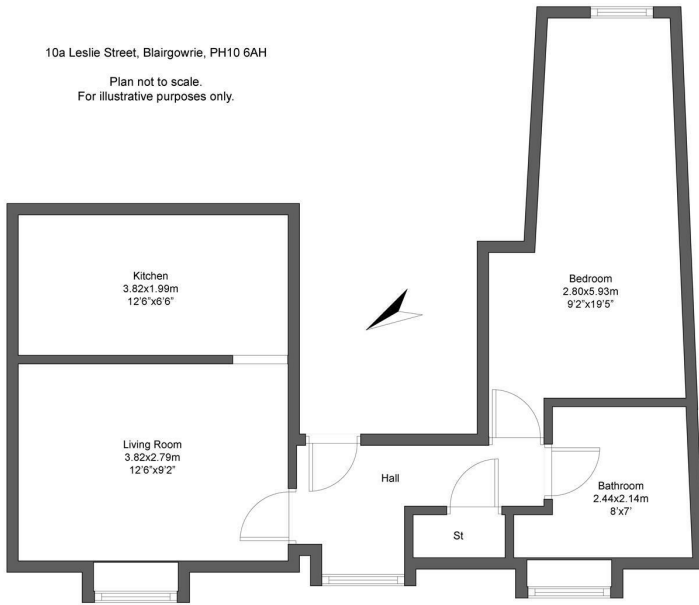
Decorated in neutral tones this property would suit a range of buyers. This one bedroom first floor flat benefits from gas heating and double glazing.

- Town Centre
- Close to local amenities
- Gas central heating
- Double glazing
- Great investment opportunity



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Plan not to scale.
For illustrative purposes only.



Energy Efficiency Rating	
Current	Potential
69	74
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (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 ₂) Rating	
Current	Potential
65	64
Very environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (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 firm's employment has the authority to make or give any representation or warranty in respect of the property.