



**Premier
Properties**
Perth



87f Dunkeld Road, Perth, PH1 5RJ Offers over £96,000

 2  1  1  C

Accommodation comprises an entrance hallway leading to the large, bright lounge, two double bedrooms, the family bathroom and a well appointed dining kitchen. Externally, private residents parking is provided to the rear of the building.

The property is located in a popular area of Perth, within walking distance of Perth city centre with its wide range of business, shopping and leisure amenities, include restaurants, bars, and Perth Concert Hall. Within pleasant walking distance, as are the town and country bus routes and main bus and railway stations. Access to the outer-ring motorway network is just a short drive away at Inveralmond, providing easy commuting to all major cities and airports in the central belt, and north. EPC - C

- Top Floor Apartment
- Great Location
- Ideal Buy To Let Opportunity
- Great for First Time Buyers
- Off Road Parking
- Double Glazing
- Electric Heating
- Two Bedrooms





FLOOR 1

GROSS INTERNAL AREA
FLOOR 1: 61 m²
TOTAL: 61 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>			
<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>			
	76	79	
		63	66
Scotland		Scotland	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



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