



10 Mercer Street, Bertha Park, Perth, PH1 0AJ
Offers over £165,000

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- Modern top floor apartment
- Highly energy efficient
- Double glazing
- Allocated off-street parking
- Contemporary kitchen
- 2 double bedrooms 1 en-suite
- Gas central heating
- Video entry system
- Good storage space
- Presented in superb condition

This stylish top floor apartment is presented in superb condition and boasts light and spacious accommodation throughout. Featuring two bright double bedrooms (1 en-suite), this attractive home is located within the new Bertha Park development and is within easy reach of various local amenities, pleasant walks and travel links to destinations across the country. It also features excellent storage space, allocated off-street parking, video entry system, gas central heating and double glazing.

The accommodation consists of an entrance hallway with large cupboard, a bright and spacious open-plan living room/dining/kitchen fitted with a stylish range of base and wall units and integrated appliances, a modern bathroom and two double bedrooms with built-in wardrobes and the master bedroom also featuring its own en-suite shower room.



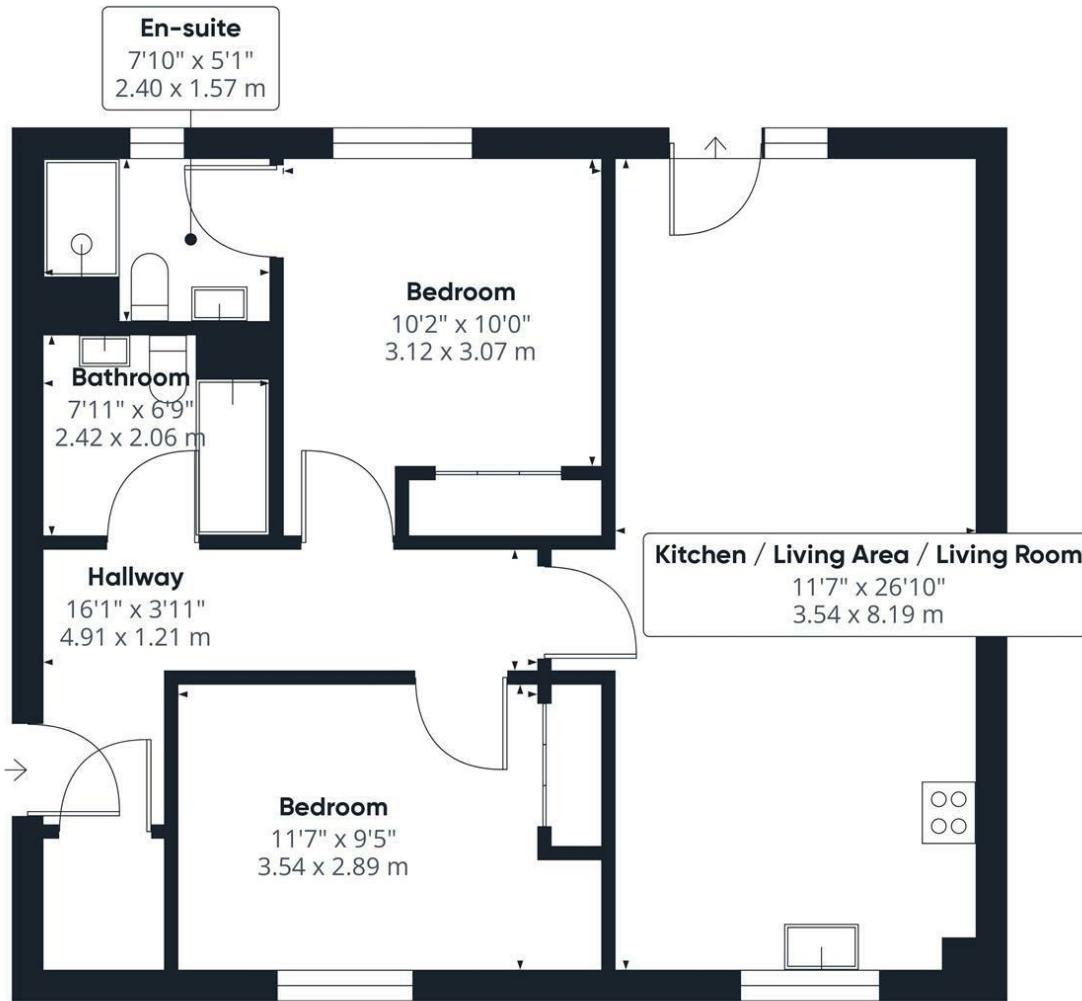


Location

The new Bertha Park residential area is located towards the western side of Perth. There is a new high school recently opened, and other schooling can be found a short distance away. The property is ideally located for the commuter with the nearby A9 obtaining easy access to larger cities. The city of Perth offers a range of facilities including supermarkets, theatres, restaurants, pubs, professional offices, local shops, post office and recreational facilities.





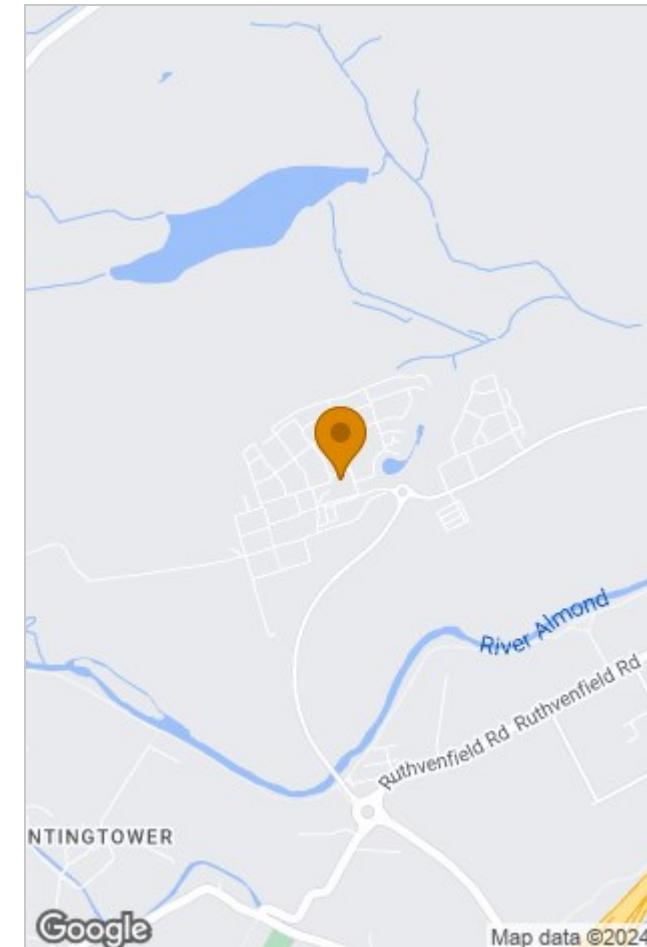


Approximate total area⁽¹⁾
775.02 ft²
72 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | | | |
|---|--|---|-----------|---|-----------|
| | | Current | Potential | Current | Potential |
| Very energy efficient - lower running costs | | | | Very environmentally friendly - lower CO ₂ emissions | |
| (92 plus) A | | | | (92 plus) A | |
| (81-91) B | | 83 | 83 | (81-91) B | 86 |
| (69-80) C | | | | (69-80) C | 86 |
| (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 | | | |
| | | EU Directive 2002/91/EC | | EU Directive 2002/91/EC | |
| Scotland | | Scotland | | | |

Viewing

Please contact our Perth Office on 01738 260 035
if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.