



**Premier
Properties**
Perth



40 Berwick Brae, Perth, PH2 0TN

Offers Over £192,500

 2  1  1  B

Approaching the property, there is a pathway leading to the main door, the welcoming hallway leads to the impressive open plan lounge/kitchen with room for a dining table and chairs. The kitchen is fully fitted and is complemented by appliances such as fridge, freezer, and electric hob. Additionally there are two spacious bedrooms and a bathroom (with wc).

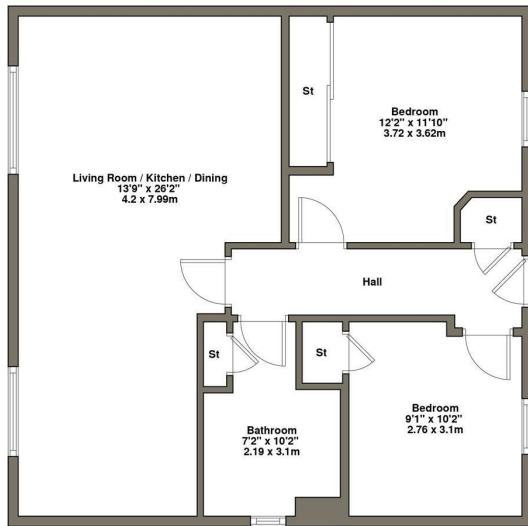
The property benefits from gas central heating and double glazing throughout.

Externally there are two allocated parking spaces and the private rear garden is well maintained mainly laid to lawn with a slabbed patio area and timber planters.

The property is located just off the main Glasgow Road on the outskirts of Perth. This property benefits from a variety of amenities such as nearby shops, restaurants including the popular Cherry Bank Inn, primary schools, secondary schools and is only a five-minute drive to the City Centre of Perth. This property is ideally placed for access to the Broxden Roundabout for quick links to larger Cities such as Dundee, Edinburgh and Glasgow, ideal for the commuter.

- 2 Bedrooms
- Allocated Parking
- Close To All Local Amenities
- Double Glazing
- Gas Central Heating
- Move in Condition
- Patio Area
- Popular Area
- Private Garden





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Plan not to scale.
For illustrative purposes only.



| 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 | | | (81-91) B | | |
| (69-80) C | | | (69-80) C | | |
| (55-68) D | | | (55-68) D | | |
| (38-54) E | | | (38-54) 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 | 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.