



**Premier
Properties**
Perth



11 Verena Terrace, Perth, PH2 0BZ Offers Over £379,950

 3  1  4  D

The bungalow features three well-appointed bedrooms, providing a peaceful retreat for family members or guests. Each room is designed to maximise natural light, creating a warm and inviting atmosphere. The spacious kitchen, offering ample storage space and separate dining area is perfect for enjoying family time. The single bathroom is conveniently located, ensuring ease of access for all. The attic is partly converted, however, due to the stair access, it is not deemed habitable, however, this has the potential to be renovated.

The property also benefits from a timber framed bothy comprising a single room with kitchen sink and separate shower room with WC and store. There is also a spacious stone-built studio/workshop with full power and wood burning stove - a versatile, unique feature.

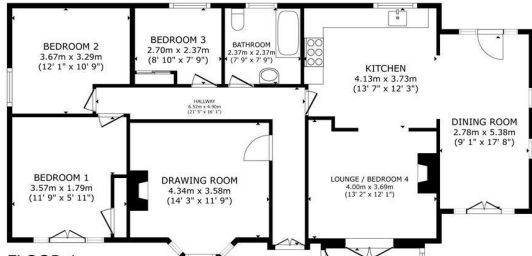
Externally, there is a large south facing area of garden, perfect for enjoying the finer weather! Situated in the rear garden is a timber framed cabin. This comprises a single room with kitchen sink and closed log burning stove and separate shower room. Ideal for visiting family and friends.

This property allows you to create a space that truly reflects your style. The surrounding area of Verena Terrace is known for its friendly community and convenient amenities, making it an excellent choice for families and professionals alike.

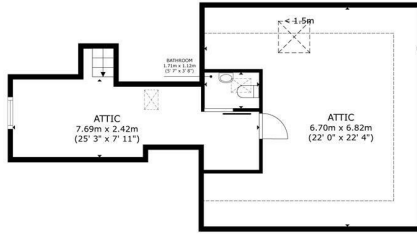
This detached bungalow on Verena Terrace is a wonderful opportunity for those seeking a spacious and adaptable home in a desirable location. With its ample reception space and comfortable bedrooms, do not miss the chance to make this charming property your own.

- Three Bedrooms
- Sought-After Area
- Gas Central heating
- Close To All Amenities
- Large Garden Space





FLOOR 1



FLOOR 2

11 Verena Terrace Perth, PH2 0BZ

GROSS INTERNAL AREA
 FLOOR 1 123.3 m² (1,328 sq.ft.) FLOOR 2 44.8 m² (483 sq.ft.)
 EXCLUDED AREAS: REDUCED HEADROOM 14.9 m² (161 sq.ft.)
 TOTAL: 168.2 m² (1,810 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	73
(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
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	71
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	



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