



30 Berwick Brae, Perth, PH2 0TN

Offers Over £210,000



Presented in immaculate condition and offering spacious accommodation set across one level, the property comprises; Its own private entry door, welcoming entrance hall, open plan lounge & stylish kitchen, offering the ideal family space for relaxing and entertaining. There are two Bedrooms, each benefitting from fitted storage space with the modern shower room completing the home.

Viewing is highly recommended to appreciate what this property has to offer.

Gas central heating, solar panels and double glazing to ensure warmth & comfort throughout.

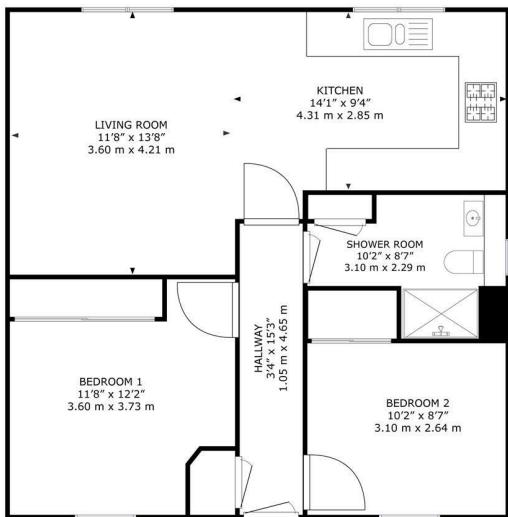
Externally, there is a small courtyard laid in artificial grass offering the perfect spot for relaxing in the warmer months.

There is also the convenience of two allocated parking spaces situated directly in front of the property, with the potential of adding an EV car point.

All white goods will be included in the sale of the property, except the washing machine.

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.

- Two Bedrooms
- Gas Central Heating
- Double Glazing
- Popular Area
- Close To Local Amenities
- Allocated Parking



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GROSS INTERNAL AREA
TOTAL: 611 sq.ft, 56.8 m²
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	88	91
(69-80)	C		
(55-68)	D		
(39-54)	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	89	90
(69-80)	C		
(55-68)	D		
(39-54)	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 firms employment has the authority to make or give any representation or warranty in respect of the property.