



**Premier  
Properties**  
Perth



## 30 Berwick Brae, Perth, PH2 0TN Offers Over £210,000

 2  1  1  B

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.

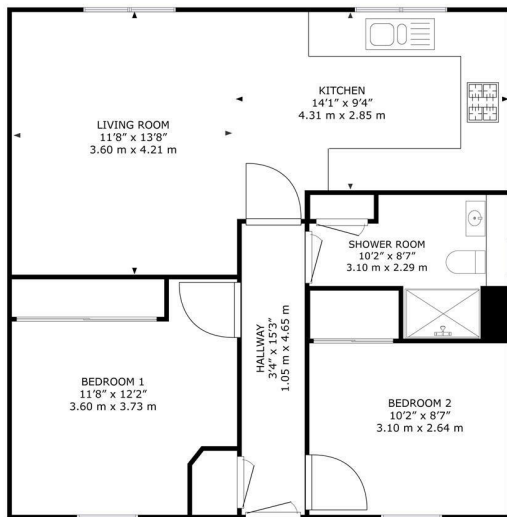
All white goods will be included in the sale of the property, except the washing machine.

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







30, Berwick Brae Perth, PH2 0TN

GROSS INTERNAL AREA  
TOTAL: 611 sq.ft, 56.8 m<sup>2</sup>  
SIZES AND COMPARISONS ARE APPROXIMATE, ACTUAL MAY VARY.



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



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