



**Premier
Properties**
Perth



22 South Inch Park, Perth, PH2 8BU Offers Over £172,500



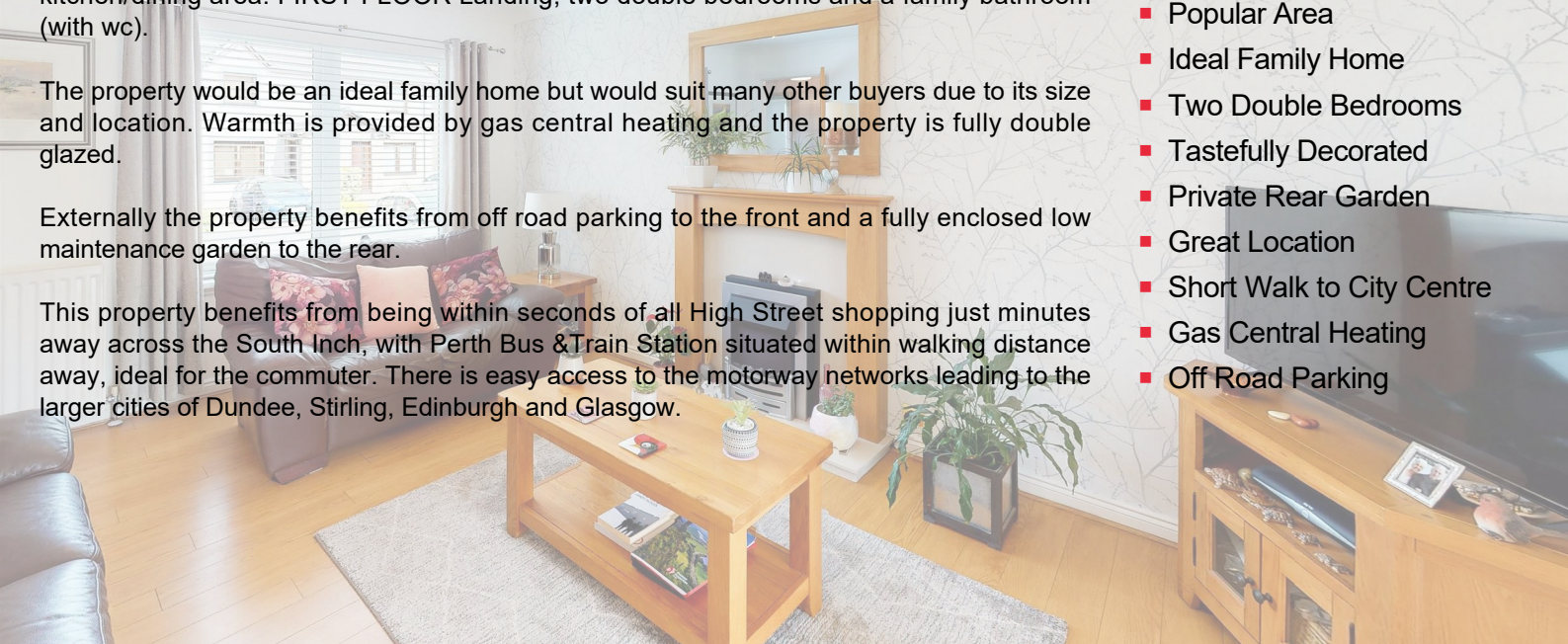
Accommodation comprises: GROUND FLOOR entrance hall, bright lounge and spacious kitchen/dining area. FIRST FLOOR Landing, two double bedrooms and a family bathroom (with wc).

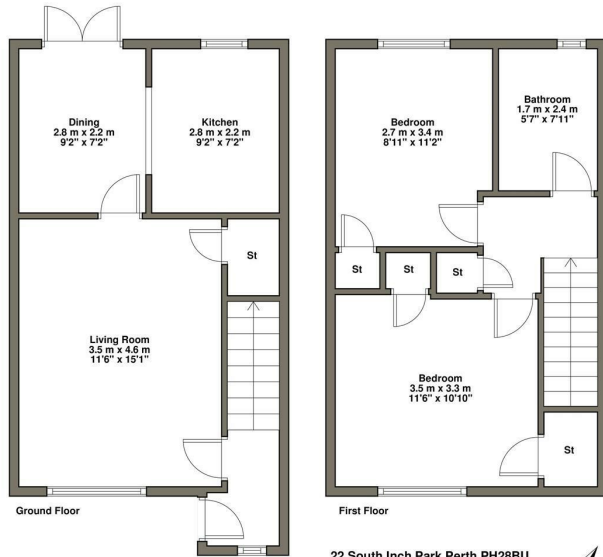
The property would be an ideal family home but would suit many other buyers due to its size and location. Warmth is provided by gas central heating and the property is fully double glazed.

Externally the property benefits from off road parking to the front and a fully enclosed low maintenance garden to the rear.

This property benefits from being within seconds of all High Street shopping just minutes away across the South Inch, with Perth Bus & Train Station situated within walking distance away, ideal for the commuter. There is easy access to the motorway networks leading to the larger cities of Dundee, Stirling, Edinburgh and Glasgow.

- Semi Detached Villa
- Popular Area
- Ideal Family Home
- Two Double Bedrooms
- Tastefully Decorated
- Private Rear Garden
- Great Location
- Short Walk to City Centre
- Gas Central Heating
- Off Road Parking





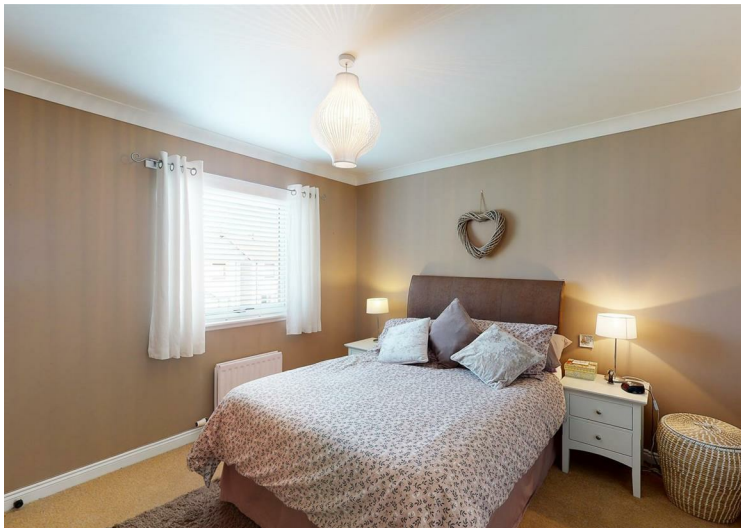
22 South Inch Park Perth PH28BU

Plan not to scale.
For illustrative purposes only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B		72	
(69-80) C			
(55-68) D			
(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			85
(81-91) B		71	
(69-80) C			
(55-68) D			
(38-54) 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.