



**Premier  
Properties**  
Perth



## Kirkgate House Tron Square, Perth, PH2 0RG Offers Over £209,950

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Set over two levels, the accommodation comprises a welcoming entrance hallway, a generous living room boasting stunning traditional features, a beautiful fireplace, and direct access to the rear garden. The living space flows seamlessly into a high-quality fitted kitchen complete with integrated appliances and a breakfast bar, perfect for modern living.

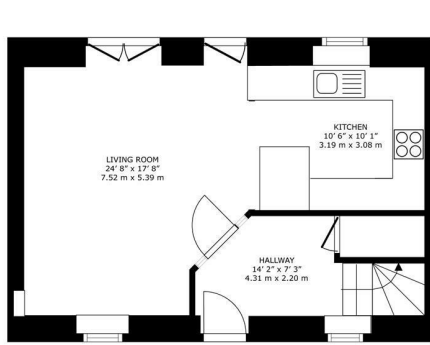
On the upper level, there are two immaculately presented bedrooms and a stylish family bathroom.

Externally, the property benefits from a charming courtyard, ideal for outdoor dining and relaxing during the warmer months. Parking is available nearby.

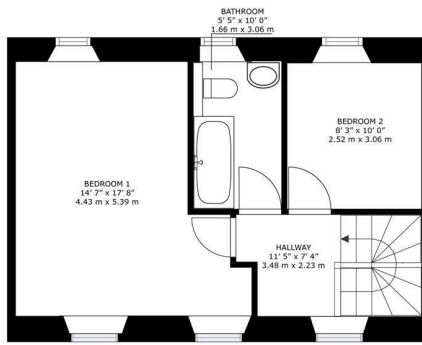
Early viewing is highly recommended to fully appreciate the quality accommodation and character this fantastic home has to offer.

- 2 bedrooms
- Beautifully presented with high quality fittings
- Spacious reception room with feature fireplace
- Near Dunning amenities
- Easy access to Perth
- Perfect first time buy
- Charming village setting
- Viewing highly recommended





GROUND FLOOR



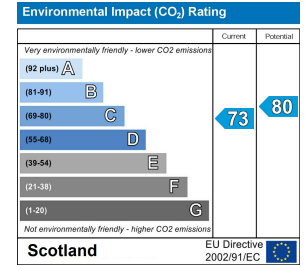
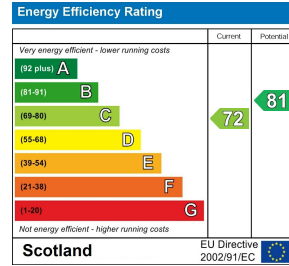
FIRST FLOOR



**Kirkgate House, Tron Square Dunning, Perth, PH2 0RG**

GROUND FLOOR: 40.5 m<sup>2</sup> (436 sq.ft.), FIRST FLOOR: 41.0 m<sup>2</sup> (442 sq.ft.)  
 TOTAL: 81.5 m<sup>2</sup> (878 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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