



**Premier
Properties**
Perth



25f Dunkeld Road, Perth, PH1 5RN

Offers Over £95,000



Accessed via a well-maintained communal hallway, the flat welcomes you with a bright entrance hall that leads into a spacious living room — ideal for relaxing or entertaining guests. The generous kitchen/diner provides ample space for both cooking and dining, making it a true heart of the home.

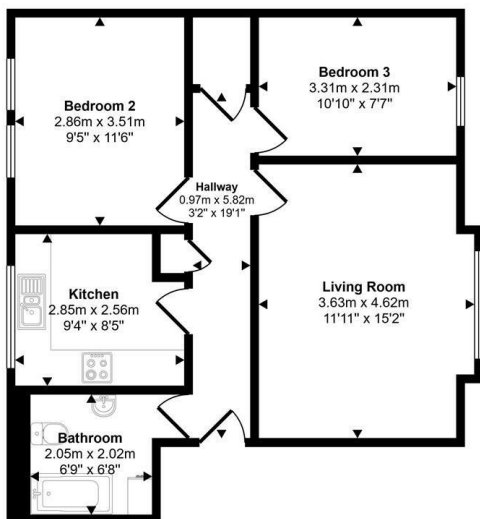
Both bedrooms are well-proportioned doubles, offering comfortable and flexible living arrangements. The bathroom is tastefully fitted and completes the accommodation.

Further benefits include gas central heating, double glazing throughout, and the convenience of an allocated off-street parking space.

- 2 double bedrooms
- Spacious reception room
- Convenient Perth location
- Close to local amenities
- Easy access to transport
- Perfect for first-time buyers
- Viewing highly recommended

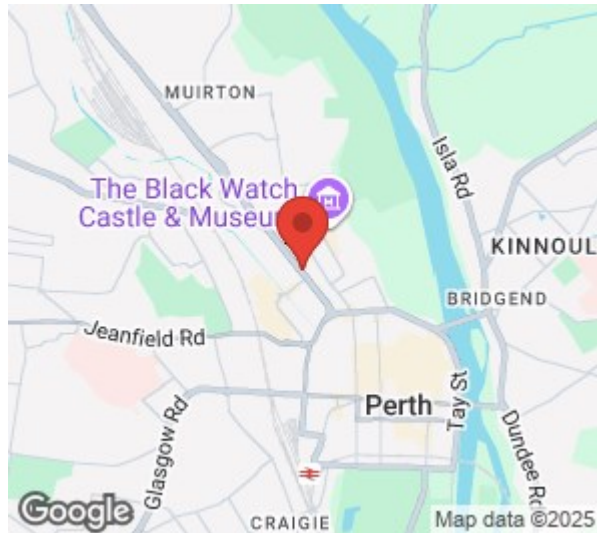


Approx Gross Internal Area
56 sq m / 606 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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		
(81-91) B		
(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.

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