



**Premier
Properties**
Perth



31 South Inch Park, Perth, PH2 8BU

Offers Over £295,000

 3  2  3  C

One of the standout features of this home is the luxurious bathroom, which includes a rejuvenating jacuzzi bath enhanced by mood-changing lights. The first floor accommodates three generously sized bedrooms, complemented by a convenient shower room, ensuring comfort for all family members.

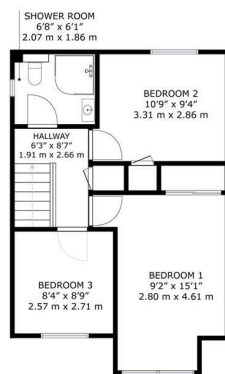
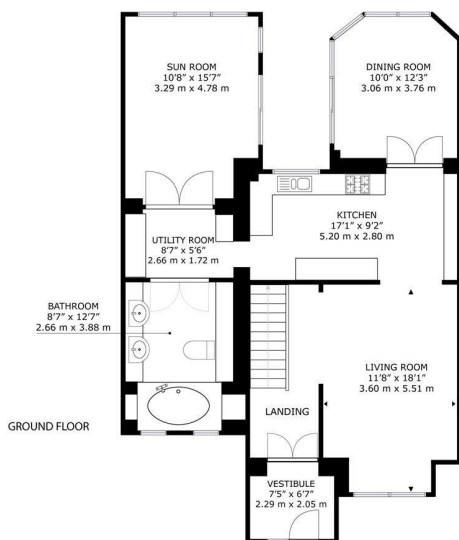
The property is warmed by efficient gas central heating, with the added benefit of underfloor heating in select rooms, and all windows are fully double glazed throughout.

Externally, the property is enhanced by a remarkable outbuilding currently utilised as an office and gym, complete with a sauna and shower, offering a perfect space for relaxation or productivity. This space benefits from underfloor heating & electric heaters. The easily maintained garden grounds extend to the front, side, and rear, providing a lovely outdoor space for family activities or quiet contemplation.

Conveniently located just a short stroll from the picturesque South Inch Parklands, this home is also within easy reach of the bustling High Street, where a variety of shops await. With both bus and train stations nearby, as well as quick access to motorway networks leading to Dundee, Stirling, Edinburgh, and Glasgow, this property is ideally situated for commuters. This charming residence truly embodies the essence of comfortable living in a prime location.

- 3 spacious bedrooms
- Link detached house
- Quiet residential area
- 3 public rooms
- Kitchen with utility area
- Private rear garden
- Outbuilding with shower, sauna and gym





31, South Inch Park Perth, PH2 8BU

GROSS INTERNAL AREA
GROUND FLOOR : 926 sq. ft, 86 m², FIRST FLOOR : 410 sq. ft, 38.1 m²
TOTAL: 1336 sq. ft, 124.1 m²

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



Energy Efficiency Rating

Rating	Current (2002/01)	Potential (EU Directive)
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Current Score: 72		Potential Score: 77

Not energy efficient - higher running costs

Scotland EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

Rating	Current (2002/01)	Potential (EU Directive)
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Current Score: 69		Potential Score: 73

Not environmentally friendly - higher CO₂ emissions

Scotland EU Directive 2002/91/EC



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45 King Street, Perth, PH2 8JB
T. 01738 44 22 55 | E. sales@premierpropertiesperth.co.uk
www.premierpropertiesperth.co.uk