

23 Draper road, Perth, PH1 0BQ

Offers Over £272,500



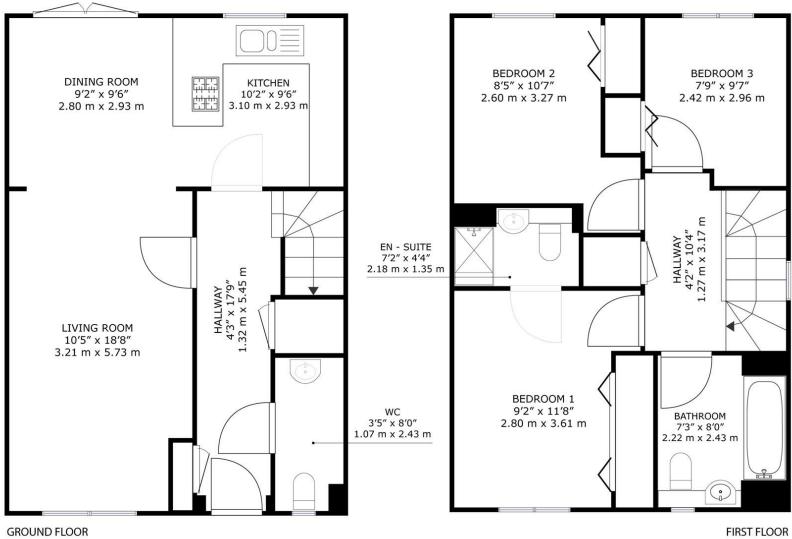
The accommodation is thoughtfully arranged over two levels. On the ground floor, a welcoming entrance hall leads to a spacious lounge, which flows seamlessly into a contemporary open-plan kitchen/diner. The kitchen is fully equipped with integrated appliances and enjoys direct access to the rear garden via double doors, making it ideal for both everyday living and entertaining. A convenient W.C. completes the ground floor.

The upper level comprises three generously proportioned bedrooms, with the principal bedroom benefiting from a modern en-suite shower room. A well-appointed family bathroom serves the remaining bedrooms. The property also benefits from excellent built-in storage throughout.

Externally, the villa sits on a generous plot with garden grounds mainly laid to lawn, offering an ideal outdoor space for families and relaxation. Off-street parking is provided by a private driveway. Further benefits include gas central heating and double glazing throughout.

Early viewing is highly recommended to fully appreciate the quality and accommodation on offer.

- 3 spacious bedrooms
- 2 modern bathrooms
- Open plan living
- Bright reception room
- Close to local amenities
- Easy access to transport links
- Ideal family home
- Fantastic sized garden
- Driveway



23, Draper road Perth, Perthshire, PH1 0BQ

GROSS INTERNAL AREA
GROUND FLOOR : 499 sq. ft, 46.4 m², FIRST FLOOR : 447 sq. ft, 41.5 m²
TOTAL: 946 sq. ft, 87.9 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Scotland EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Current Potential
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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