

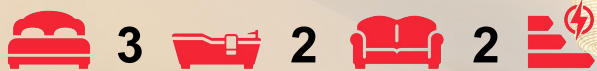


**Premier  
Properties**  
Perth



## 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.

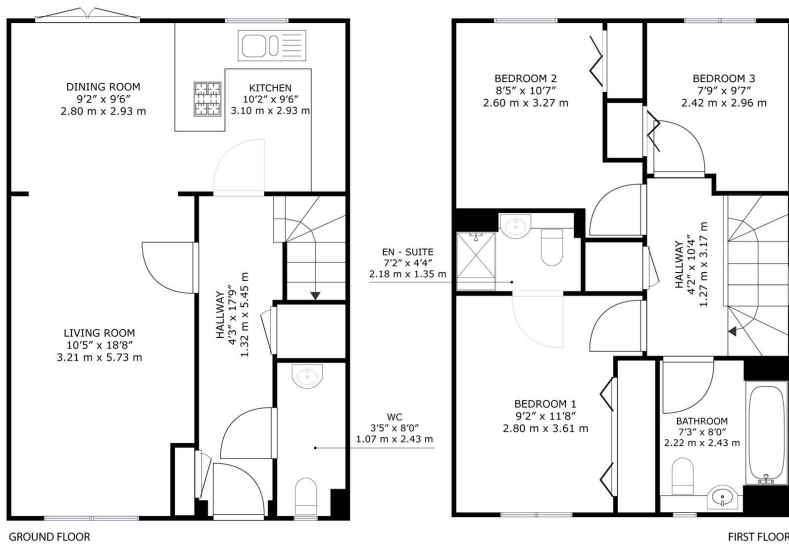
Externally, the villa sits on a generous plot with garden grounds mainly laid to lawn, offering an ideal outdoor space for families and relaxation. Off-street parking is provided by a private driveway. Further benefits include gas central heating and double glazing throughout.

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 m<sup>2</sup>, FIRST FLOOR: 447 sq. ft. 41.5 m<sup>2</sup>  
TOTAL: 946 sq. ft. 87.9 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) <b>A</b>			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(81-91) <b>B</b>			(92 plus) <b>A</b>		
(69-80) <b>C</b>			(81-91) <b>B</b>		
(55-68) <b>D</b>			(69-80) <b>C</b>		
(38-54) <b>E</b>			(55-68) <b>D</b>		
(21-38) <b>F</b>			(38-54) <b>E</b>		
(1-20) <b>G</b>			(21-38) <b>F</b>		
Not energy efficient - higher running costs			(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			Not environmentally friendly - higher CO <sub>2</sub> emissions		
Scotland			Scotland		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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