



29 Broompark Crescent, Perth, PH1 4HH

Offers Over £157,500



The accommodation comprises of: Ground Floor: Entrance hall, lounge and kitchen. First Floor: Landing, two bedrooms and bathroom.

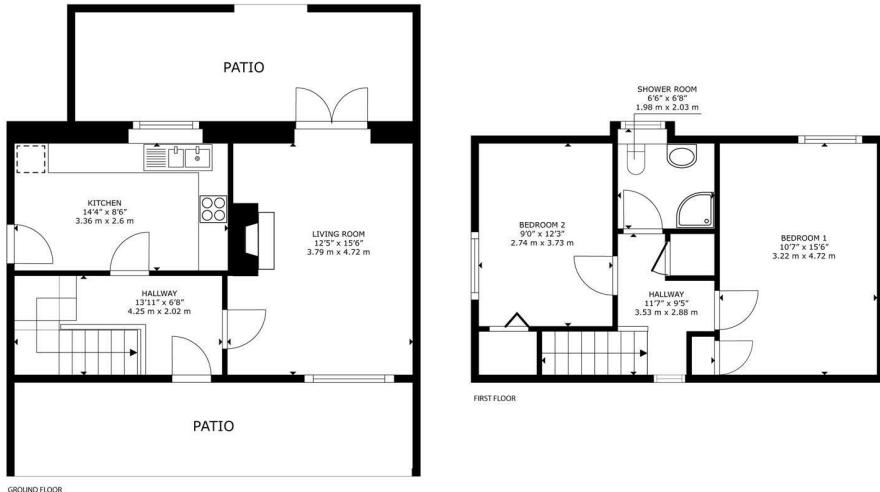
Externally, the fully enclosed private garden grounds offer the ideal space to enjoy the outdoors. The monoblock driveway to the front has space to park several cars whilst the rear garden offers a large area of lawn and a lovely patio area to enjoy the sun. There is a large timber garage with power & timber shed available to the rear.

The property benefits from double glazing and is heated by electric panel heaters and log burning stove.

Location: Murthly is a picturesque and increasingly popular rural village located on the south bank of the River Tay, approximately 4.5 miles south-east of Dunkeld, and some 9 miles north of Perth. There are good local transport networks, including Perth, Stanley & Blairgowrie and ample amenities which cater for everyday requirements, Primary School, bar/restaurant and small supermarket with Post Office counter.

- 2 Bedrooms
- Double Glazing
- Driveway
- Electric Heating
- Front & Rear Garden
- Great First Time Buy





GROUND FLOOR

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GROSS INTERNAL AREA
FLOOR 1 40.8 m² (439 sq.ft.) FLOOR 2 38.7 m² (417 sq.ft.)
EXCLUDED AREAS : PATIO 15.4 m² (166 sq.ft.) PATIO 14.3 m² (154 sq.ft.)
TOTAL : 79.5 m² (855 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating					
		Current	Potential	Current	Potential		
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						
Not energy efficient - higher running costs							
Scotland		EU Directive 2002/91/EC		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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