



## 49 Alder Drive, Perth, PH1 1EU

Offers Over £187,500



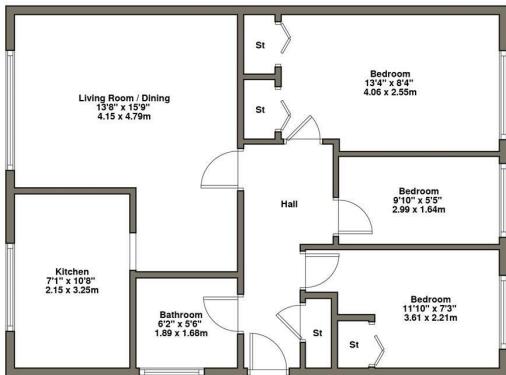
There are a number of local amenities within walking distance including a local convenience store with post office within, primary and secondary schools and regular bus route. Nearby road links give easy access to and from the City Centre and the Broxden Roundabout providing access to destinations across the country.

Set across one level the property comprises: GROUND FLOOR - Entrance Hall, Bright Lounge, Modern Kitchen, Two Bedrooms, Box Bedroom and Bathroom (with WC).

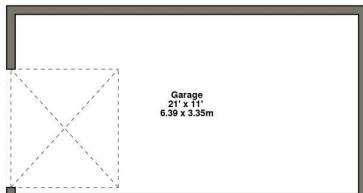
The property benefits from gas central heating and double glazing throughout.

Easily maintained garden grounds are located to the front, side and rear of the property. To the front of the property there is an area of lawn and a paved driveway leading to the single garage. The private rear garden is mainly laid to lawn, providing the ideal space for enjoying relaxing outdoors and the finer weather.

- Desirable Area
- Double Glazing
- Driveway
- Gas Central Heating
- Off Street Parking
- Private Rear Garden

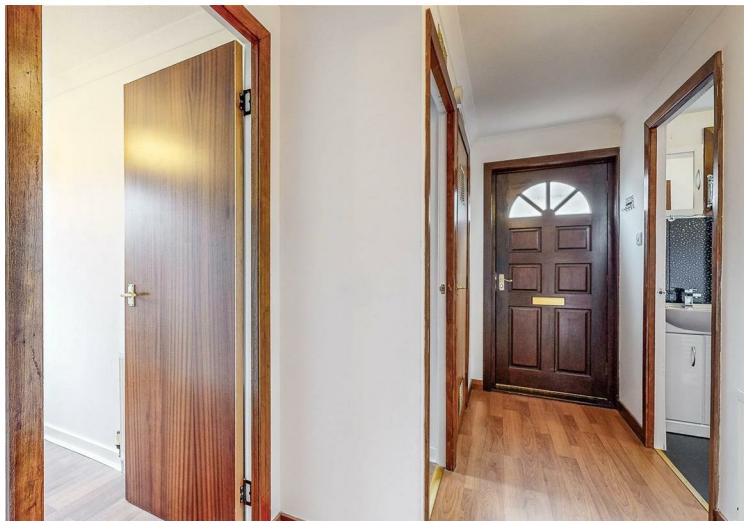


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Plan not to scale.  
For illustrative purposes only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(F2 plus)	A		90
(81-91)	B		
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(F2 plus)	A		90
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	51	
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> 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.