



**Premier
Properties**
Perth



19 Dunkeld Road, Perth, PH1 5RL Offers Over £75,000

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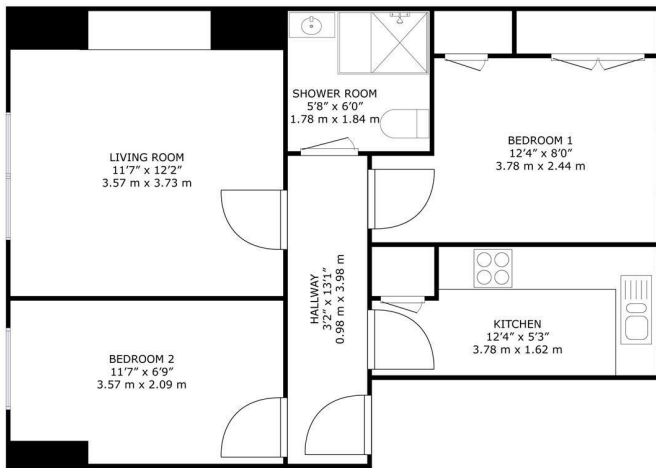
Upon entering the property, you are welcomed by a bright entrance hall that leads to a spacious lounge. The flat features two generously sized double bedrooms. The kitchen is well-equipped, making it a practical area, while the shower room adds to the overall functionality of the home.

Outside, the property boasts shared garden grounds to the rear, offering a pleasant outdoor space for residents to enjoy.

The property is within easy reach of Perth City Centre, with access to shops, cafés, restaurants, leisure facilities and transport links.

- Spacious 2-bed flat
- Walking distance to city centre
- Large lounge
- Two double bedrooms
- Shower room
- Shared rear garden
- Located on Dunkeld Road
- Close to local amenities





Flat 24 Shields Place, 19 Dunkeld Road, Perth, PH1 5RL

GROSS INTERNAL AREA
TOTAL: 517 sq.ft, 48.0 m²
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			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B	88	90
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
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 firm's employment has the authority to make or give any representation or warranty in respect of the property.