



**Premier  
Properties**  
Perth



## 10 Ross Avenue, Perth, PH1 1GZ Offers Over £285,000

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Upon entering, you are greeted by a welcoming entrance hall that leads to a spacious lounge, perfect for relaxation. The dining kitchen is a highlight of the home, offering a bright and airy space for family meals and gatherings. Additionally, a utility room and a convenient ground floor toilet enhance the practicality of this lovely home.

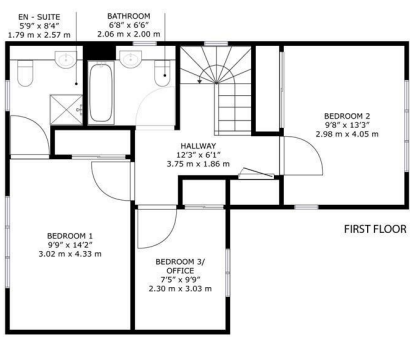
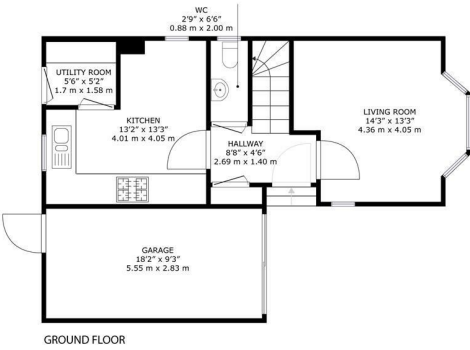
The first floor landing connects the bedrooms and the main bathroom.

Externally the property has a good sized garden and benefits from a private driveway and single garage.

This beautiful home presents a wonderful opportunity for anyone looking to settle in a peaceful yet accessible location, with its spacious interiors and outdoor space, this truly is a property not to be missed.

- 3 spacious bedrooms
- Master with ensuite shower
- Dining kitchen with utility
- Gas central heating
- Double glazed throughout
- Good sized rear garden
- Single garage
- Private driveway
- Popular residential area
- Chain Free



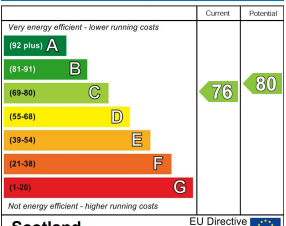


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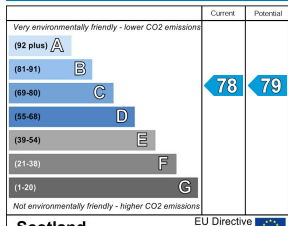
GROSS INTERNAL AREA  
 GROUND FLOOR: 483 sq. ft./44.9 m<sup>2</sup>, FIRST FLOOR: 623 sq. ft./57.8 m<sup>2</sup>, GARAGE: 169 sq. ft./15.7 m<sup>2</sup>  
 TOTAL: 1274 sq. ft./118.4 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

**Energy Efficiency Rating**



**Environmental Impact (CO<sub>2</sub>) Rating**



Scotland EU Directive 2002/91/EC

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