



## 5 Green End, Perth, PH2 6JG

Offers Over £249,950



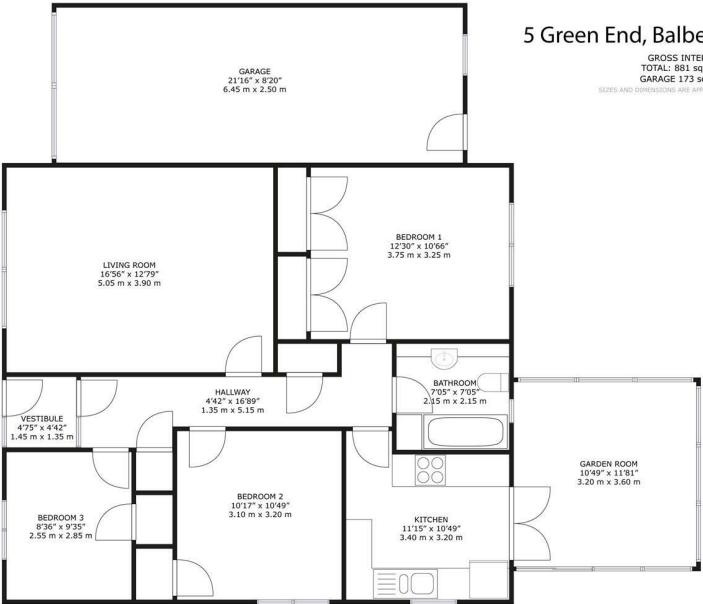
Occupying a single level, the generously sized accommodation features a welcoming entrance hall, bright and spacious family lounge, modern kitchen providing access to the conservatory/sunroom – ideal as a dining area. The property boasts three generously sized bedrooms & completing the home is a well-appointed family bathroom with separate shower cubicle.

Externally, there are garden grounds to the front and rear of the property along with a pathway to the side. The rear garden is mainly laid to lawn with a decked patio area, ideal for outdoor entertaining and enjoying the finer weather. There is off-street parking to the front along with a single garage and a timber shed to the rear, offering extra storage space.

The village of Balbeggie enjoys a very accessible position within Perthshire, both for the commuter and for the modern family looking to be within close proximity of local amenities. The village offers a convenience store and the reputable Balbeggie Primary School. Further afield there are plenty of shops, restaurants and schools found in the larger village of Scone just a couple of miles away, as well as all High Street shopping found in Perth City Centre just seven miles South West of Balbeggie.

The Cross Tay Road Link which is currently under construction will vastly improve commute times to Perth / A9. Due for completion 24/25.

- Three Bedrooms
- Gas Central Heating
- Driveway
- Double Glazing
- Village Location
- Close To All Amenities
- Popular Area



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GROSS INTERNAL AREA  
TOTAL: 881 sq.ft, 81.9 m<sup>2</sup>  
GARAGE 173 sq.ft, 16.1m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating	
Very energy efficient - lower running costs	
(F2 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

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(F2 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(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.

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