



**Premier
Properties**
Perth



14 Cherrybank Grove, Perth, PH1 1DQ Offers Over £195,000

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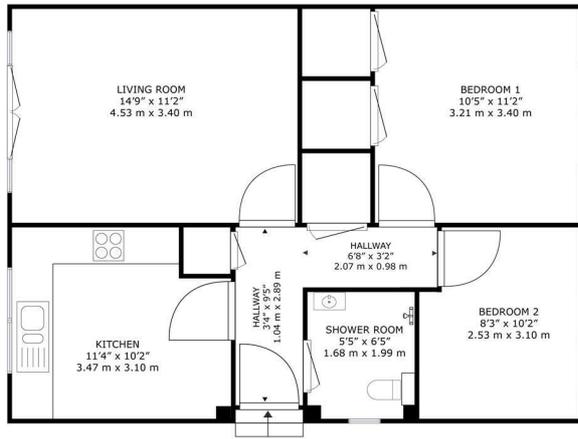
The bungalow boasts two well-proportioned bedrooms, ensuring comfort and privacy for residents. A modern wet room adds convenience, catering to the needs of contemporary living. The property benefits from gas central heating and the windows are double glazed throughout.

Externally, the property is equally impressive. A generous driveway offers off-street parking for several vehicles, leading to a detached single garage, perfect for additional storage or a workshop. The gardens, both front and rear, are predominantly laid to lawn, providing a lovely outdoor space for relaxation or play. A charming patio area invites you to enjoy al fresco dining, while a timber shed offers practical storage solutions.

Location: The property is located within walking distance of Perth City Centre, near-by walks, restaurants and a range of shopping facilities. There are a number of local amenities near by, including a local convenience store with post office within, primary and secondary schools and the popular number seven 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.

- 2 bedroom semi-detached bungalow
- Sought after Perth location
- Spacious lounge area
- Kitchen with dining space
- Gas central heating
- Double glazed windows
- Off-street parking available
- Front and rear gardens
- Detached single garage





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GROSS INTERNAL AREA
TOTAL: 545 sq. ft, 50.6 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(38-54) E			(38-54) 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
	70	78	77
			82
Scotland	EU Directive 2002/91/EC		Scotland



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