10 Poplar Place, Perth, PH1 1HS
Offers Over £182,500

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There are a number of local amenities within walking distance including a local convenience store with post office within, primary and secondary schools and the popular number seven bus route. The property is located nearby to road links which give easy access to and from the city centre and the Broxden roundabout providing access to destinations across the country.
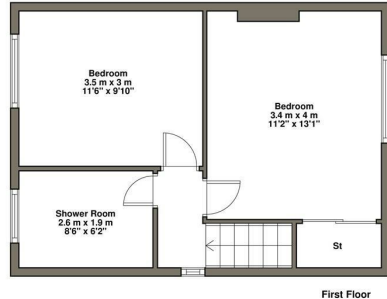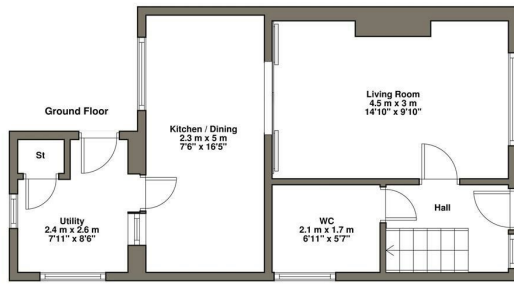
Split over two levels the property offers well proportioned accommodation comprising of a welcoming entrance hall, spacious lounge with electric fireplace, open plan kitchen/dining area, handy utility room and WC on the ground floor level. A fully carpeted staircase leads to the upper landing, two bedrooms and shower room.

The property benefits from gas central heating, double glazing, front and rear gardens and excellent storage facilities.

To the front of the property there is a small garden area which is laid to lawn and there is a driveway providing off street parking for a number of cars, leading to a detached single garage with up and over door. The rear garden is fully enclosed with an area of laid lawn bordered by mature shrubs and trees. There is a BBQ patio area, ideal for alfresco dining and there are also lovely views of the surrounding hills and countryside.

- Sougth After Location
- Ideal First Time Buy
- Close To Schooling
- Ideal For The Commuter
- Gas Central Heating
- Double Glazed
- Garage & Driveway
- Front & Rear Gardens
- Close To Local Amenities
- Lovely Views

Ground Floor

St

Kitchen / Dining
2.3 m x 5 m
7'6" x 16'5"

Living Room
4.5 m x 3 m
14'10" x 9'10"

Utility
2.4 m x 2.6 m
7'11" x 8'6"

WC
2.1 m x 1.7 m
6'11" x 5'7"

Hall

10 Poplar Place, Perth, PH1 1HS
Plan not to scale.
For illustrative purposes only.

Bedroom
3.5 m x 3 m
11'6" x 9'10"

Bedroom
3.4 m x 4 m
11'2" x 13'1"

Shower Room
2.6 m x 1.9 m
8'6" x 6'2"

St

First Floor

Perth Royal Infirmary
Burghmuir Rd
A9
A93
Glasgow Rd
M90
Google
Map data ©2022

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	72	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Scotland EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	70	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

Scotland EU Directive 2002/91/EC