



**Premier  
Properties**  
Perth



## 44 Garry Place, Bankfoot, PH1 4DA Offers Over £172,500



Upon entering, the hallway leads you through to the spacious & bright lounge, offering the ideal space for relaxing and entertaining. The well appointed modern kitchen provides ample storage space and access to the rear garden.

On the upper floor, there are three generously sized bedrooms. The bathroom with over bath shower completes the accommodation, making it ideal for families or those seeking additional space.

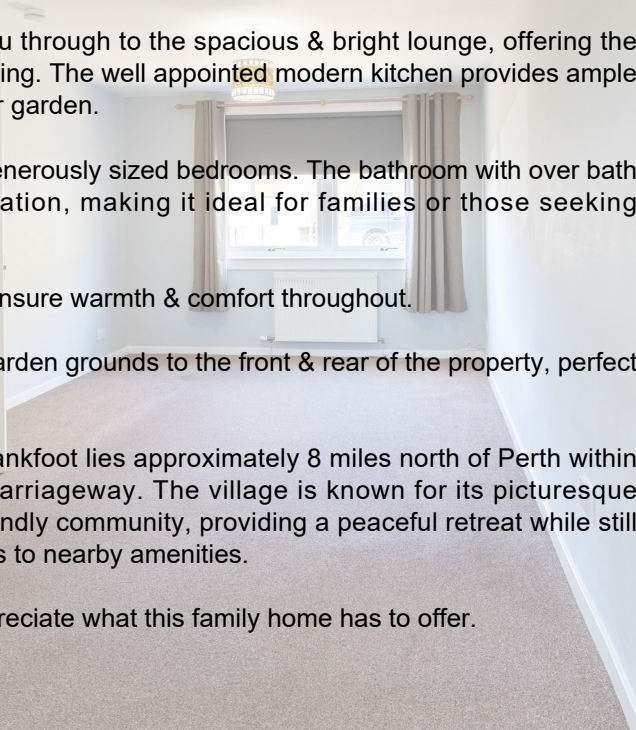
Electric heating and double glazing ensure warmth & comfort throughout.

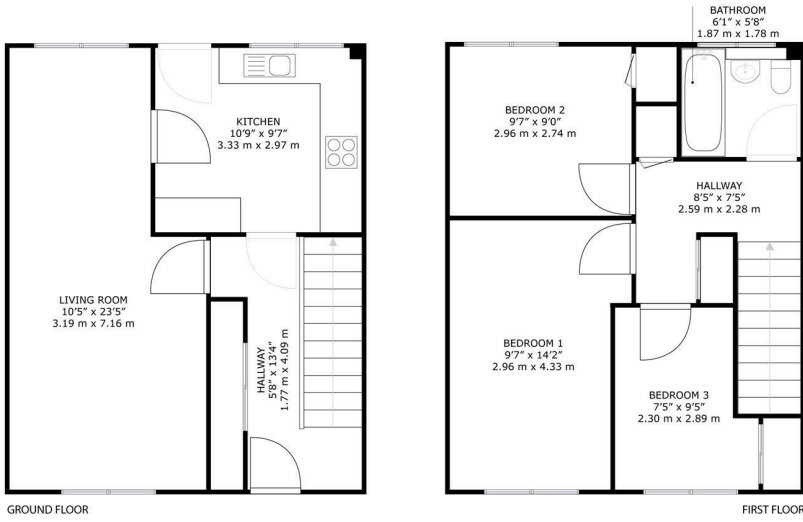
Externally, there are fully enclosed garden grounds to the front & rear of the property, perfect for enjoying the finer weather.

Location: The charming village of Bankfoot lies approximately 8 miles north of Perth within easy access to the main A9 dual carriageway. The village is known for its picturesque surroundings, country walks and friendly community, providing a peaceful retreat while still being conveniently located for access to nearby amenities.

Viewing is recommended to fully appreciate what this family home has to offer.

- Three Bedrooms
- Electric Heating
- Private Garden
- Sought-after location
- Close to local amenities
- Double Glazing





**44 Garry Place, Bankfoot, PH1 4DA**

GROSS INTERNAL AREA  
 GROUND FLOOR : 404 sq. ft., 37.5 m<sup>2</sup>, FIRST FLOOR : 384 sq. ft., 35.7 m<sup>2</sup>  
 TOTAL : 788 sq. ft., 73.2 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Energy Efficiency Rating	
Current	Potential
58	68

Very energy efficient - lower running costs

(92 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	
Current	Potential
87	90

Very environmentally friendly - lower CO<sub>2</sub> emissions

(92 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.