



**Premier
Properties**
Perth



7B Cromlix Road, Perth, PH2 8DB

Offers Over £132,500

 **2**  **1**  **1**  **1**  **C**

Enjoying the advantage of its own private entrance, this newly renovated home offers a warm and stylish living space throughout. The accommodation features a welcoming entrance hall, a beautifully designed living room, and a contemporary kitchen/diner complete with integrated dishwasher and oven/hob. There are two generously sized double bedrooms and a modern bathroom.

The property benefits from gas central heating and double glazing throughout, ensuring comfort all year round.

Outside, there is a private driveway providing convenient off-street parking, as well as a secluded garden—ideal for relaxing and entertaining during the summer months.

Enjoying a quiet & convenient position within Perth, close to the picturesque South Inch parklands, the property has easy access to all city centre amenities Perth has to offer including a variety of shops, bars, restaurants, supermarkets, leisure facilities, train and bus stations, all just a short walk away. Travel links are easily accessible to Dundee, Edinburgh, Glasgow and Stirling, making this a fantastic property for the commuter.

- Newly Renovated
- 2 Double Bedrooms
- Private Garden & Off Street Parking
- Tastefully Decorated
- Sought After Location





7B Cromlix Road Perth, Perthshire, PH2 8DB

GROSS INTERNAL AREA
TOTAL: 710 sq. ft., 66 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(82 plus) A			
(81-91) B				(81-91) B		84	86
(69-80) C				(69-80) C			
(55-68) D		76	77	(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			
Scotland		EU Directive 2002/91/EC		Scotland		EU Directive 2002/91/EC	



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