



98 Newhouse Road, Perth, PH1 2JH Offers Over £175,000



This ideal first time home features spacious accommodation throughout with a good sized lounge, kitchen, three bedrooms and family bathroom. Externally there is on street parking available to the front and there is garden grounds to the front, side and rear.

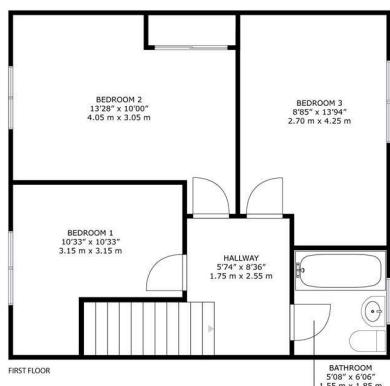
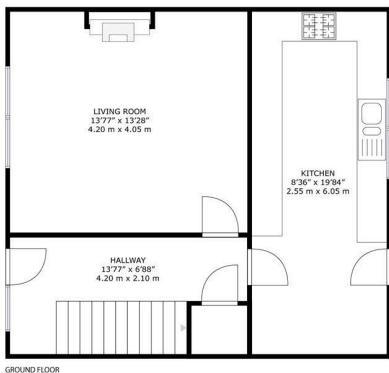
Warmth is provided by gas central heating and the property is fully double glazed.

Location: This property is ideally located for access to all local amenities including primary schools, bus routes to Perth city centre and Tesco supermarket as well as quick access to the motorway for routes into Edinburgh & Glasgow.



- 3 Bedrooms
- Double Glazing
- Gas Central Heating
- Great First Time Buy
- On Street Parking
- Private Rear Garden





GROUND FLOOR

98 Newhouse Road, Perth, PH1 2JH

GROSS INTERNAL AREA
 FLOOR 1: 431 sq. ft, 40.1 m², FLOOR 2: 423 sq. ft, 39.3 m²
 TOTAL: 854 sq. ft, 79.4 m²

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



Energy Efficiency Rating	
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 ₂) Rating	
Very environmentally friendly - lower CO ₂ 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 ₂ 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.

45 King Street, Perth, PH2 8JB

T. 01738 44 22 55 | E. sales@premierpropertiesperth.co.uk

www.premierpropertiesperth.co.uk