



**Premier
Properties**
Perth



The Old Schoolhouse Station Road, Perth, PH2 7QB Offers Over £240,000

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Arranged over two levels, the property opens with a welcoming entrance hall showcasing beautiful traditional features. The contemporary kitchen is well-appointed with integrated appliances and enhanced by large windows that flood the space with natural light. There is ample room for dining, complemented by an attractive feature fireplace, creating a warm and inviting heart of the home.

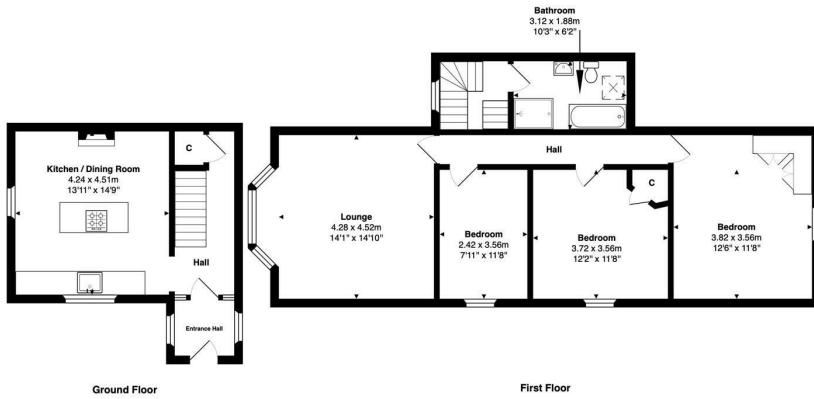
Upstairs, a spacious living room provides the perfect setting for relaxation, alongside three well-proportioned double bedrooms. A stylish, modern family bathroom completes the accommodation. The home further benefits from excellent storage solutions throughout.

Externally, the property enjoys a substantial, fully enclosed plot, predominantly laid to lawn. A private patio area offers an ideal space for outdoor dining and enjoying the summer months.

Properties of this nature rarely come to market, and early viewing is highly recommended.

- 3 spacious bedrooms
- 1 modern bathroom
- Close to Errol amenities
- Easy access to Perth
- Family-friendly area
- Ideal for commuters
- Viewing recommended
- Rare opportunity
- B Listed former schoolhouse





Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			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		
Scotland	EU Directive 2002/91/EC	73	Scotland	EU Directive 2002/91/EC	74
		54			55



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