



**Premier
Properties**
Perth



14 Hamilton Gardens, Perth, PH2 0SX Offers Over £220,000

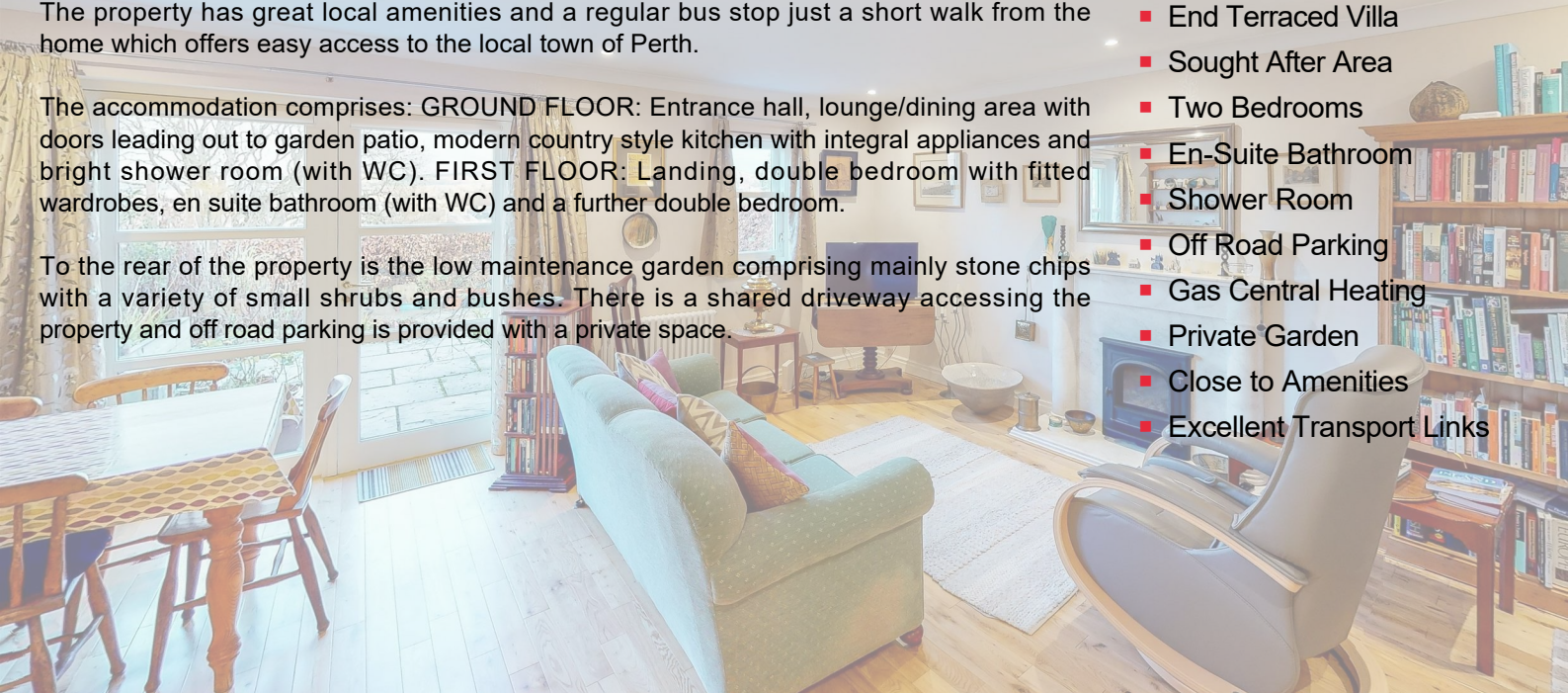
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The property has great local amenities and a regular bus stop just a short walk from the home which offers easy access to the local town of Perth.

The accommodation comprises: GROUND FLOOR: Entrance hall, lounge/dining area with doors leading out to garden patio, modern country style kitchen with integral appliances and bright shower room (with WC). FIRST FLOOR: Landing, double bedroom with fitted wardrobes, en suite bathroom (with WC) and a further double bedroom.

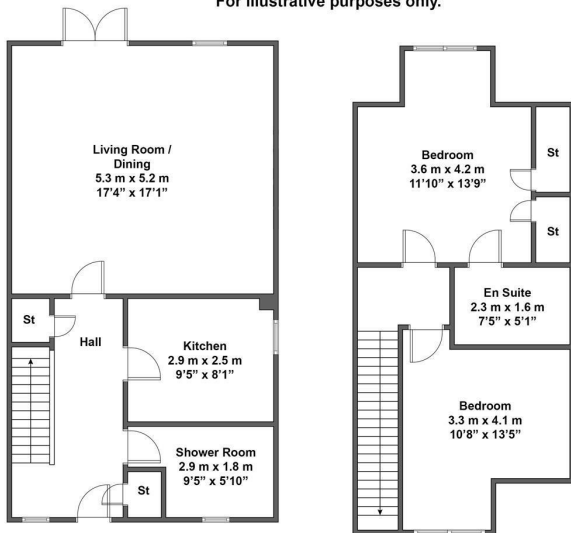
To the rear of the property is the low maintenance garden comprising mainly stone chips with a variety of small shrubs and bushes. There is a shared driveway accessing the property and off road parking is provided with a private space.

- End Terraced Villa
- Sought After Area
- Two Bedrooms
- En-Suite Bathroom
- Shower Room
- Off Road Parking
- Gas Central Heating
- Private Garden
- Close to Amenities
- Excellent Transport Links



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Plan not to scale.
For illustrative purposes only.



Ground Floor

First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		77	
(69-80) C			
(55-68) D			
(38-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			88
(81-91) B		77	
(69-80) C			
(55-68) D			
(38-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	



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