



**Premier
Properties**
Perth



14 Gorse Loan, Perth, PH1 2SE

Offers Over £139,995

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This home features excellent storage and accommodation comprises Ground Floor - Entrance vestibule, lounge and kitchen/breakfast room. First Floor - landing, two bedrooms and a bathroom.

The property boasts many features gas central heating, double glazing and off street parking.

There is a fully enclosed, easily maintained private garden to the rear.

This property could not be better situated for its locality to nearby amenities including all businesses and shopping found in the Inveralmond Industrial Estate, as well as being a short drive away from a Tesco Supermarket on Crieff Road. The number 1 and 2 bus stops directly across the road from these properties which allows quick access into Perth City Centre for all local amenities and further High Street shopping. For the commuter this property is ideally placed as both the Broxden & Inveralmond roundabouts are within short driving distance, providing quick motorway links to larger cities such as Dundee, Edinburgh, Inverness & Glasgow.

- Sought After Location
- 2 Bedroom Mid Terraced Villa
- Perfect First Time Buy
- Gas Central Heating
- Double Glazing





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GROSS INTERNAL AREA
GROUND FLOOR: 351 sq. ft. 32.7 m², FIRST FLOOR: 303 sq. ft. 28.2 m²
TOTAL: 655 sq. ft. 61 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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		87	(92 plus) A		87
(81-91) B	74		(81-91) B	74	
(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		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.

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