



**Premier
Properties**
Perth



5 Balmoral Place, Perth, PH2 0HJ

Offers Over £205,000

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The modern, fully fitted dining kitchen offers ample storage space and provides access to the rear garden. With three spacious bedrooms, there is ample room for relaxation and personal space, making it an ideal setting for both young families and those looking to downsize. The shower room is conveniently located on the ground floor, ensuring ease of access for everyone.

Gas central heating & double glazing ensure warmth & comfort throughout.

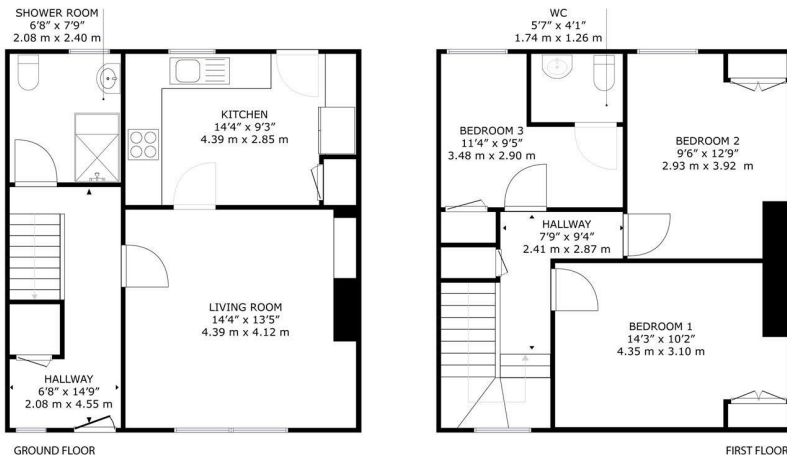
Externally, the end terrace design offers added privacy and a sense of space. There is open garden ground to the front while the well maintained rear garden is enclosed, offering the perfect degree of privacy and the ideal space for enjoying the finer weather. There is the added convenience of free on-street parking.

This family home is within close proximity to all local amenities including schools and parks, making it a practical choice for everyday living. The nearby Broxden Roundabout is a short drive away, providing access to all major cities, perfect for the commuter.

Whether you are looking to invest or settle down, this lovely home is certainly worth considering.

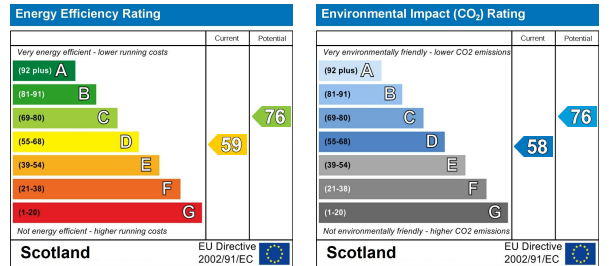
- Three bedrooms
- Gas central heating
- Double glazing
- Private garden
- On-street parking
- Sought-after area
- Close to local amenities
- End terrace house
- Modern kitchen
- Viewing recommended





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GROSS INTERNAL AREA
GROUND FLOOR : 538 sq. ft./50.0 m², FIRST FLOOR : 511 sq. ft./47.5 m²
TOTAL: 1049 sq. ft./97.5 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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