



6 Lady Nairne Drive, Perth, PH1 1RF

Offers Over £199,950



This lovely family home is set across two levels and offers bright & spacious accommodation throughout comprising: Ground Floor: Welcoming hall, bright lounge leading through to the kitchen & dining area with sliding doors through to the conservatory built by Mcleods and features pilkington K glass, which has access to the rear garden. First Floor: Landing, 3 bedrooms (bedroom's 2 & 3 with built in storage) and a family bathroom with shower over bath.

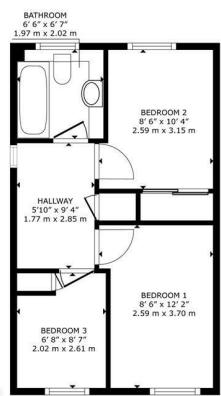
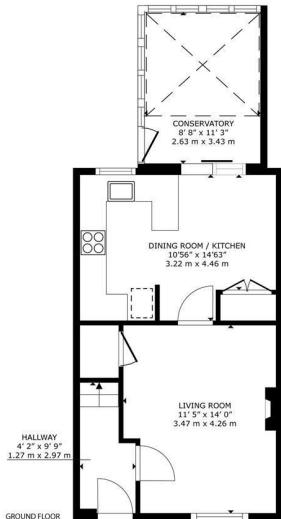
To the front of the property there is an area of lawn along with a driveway providing off street parking for 2 cars. To the rear there is an easily maintained, fully enclosed garden with decking area - ideal for relaxing and entertaining during the summer months. There is also a Gillies & McKay timber shed which is located in the garden.

Warmth is provided via double glazing throughout and electric heating.

White goods are included in the sale of this property

- Beautifully presented throughout
- Off street parking
- 3 bedrooms
- Perfect starter home
- Double glazing
- Sought after location





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GROSS INTERNAL AREA
FLOOR 1 43.9 m² (472 sq.ft.) FLOOR 2 34.2 m² (368 sq.ft.)
TOTAL : 78.1 m² (840 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating	
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	87
(69-80) C	
(55-68) D	63
(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	70
(69-80) C	
(55-68) D	
(39-54) E	44
(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